



Flat 6, 565-569 London Road

# Flat 6

## 565-569 London Road

### Westcliff-On-Sea

#### Essex

#### SS0 9PQ

Home Estate Agents are very excited to offer for sale this spacious two bedroom second floor apartment, which is located in a convenient position and comes with secure, gated off road parking, a south facing balcony and a long healthy lease.

The accommodation comprises; entrance lobby, entrance hall, a large open plan lounge & kitchen with integrated appliances and access to the balcony, two well appointed double bedrooms, the master with an en suite shower room plus a further three piece bathroom suite.

The property also offers secure, gated parking for one vehicle.

Situated on the London Road in Westcliff-on-Sea, this wonderful apartment boasts close proximity to nearby amenities which includes shops, park and transport routes - with mainline railway station serving London Fenchurch Street for commuters.



#### Accommodation Comprises

The property is approached via secure entry phone system with stairs and lift accessing all floors with a private entrance door leading to:

#### Entrance Lobby 4'8 x 4'7

With wood laminate flooring, doors to:

#### Entrance Hall 11'2 x 4'11

With wood laminate flooring with under floor heating, built-in storage cupboard housing hot water tank, additional storage cupboard, doors to:

#### Lounge/Kitchen 20'9 x 10'

Double glazed windows and door to a south facing balcony, laminate wood flooring with under floor heating. The kitchen is fitted to include

a stainless steel single drainer sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven and hob with extractor hood over, integrated fridge & separate freezer, dishwasher and washing machine, further range of matching eye level wall mounted units with lighting beneath.

#### Bedroom One 13'2 x 11'4

Double glazed patio doors to front aspect giving access to the balcony, carpeted with under floor heating, door to:

#### En Suite Shower Room 5'11 x 5'5

Three piece suite comprising, fully tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.



#### Lease Information

The flat is being sold as Leasehold with 125 years remaining on the lease.

Ground rent is £250 p/a.

There is additional service charge of £2,825 p/a which includes buildings insurance, maintenance costs and general cleaning of the block.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

#### Agents Note

Broadband

Superfast Broadband 61 mb/s average speed



#### Bedroom Two 10'4 x 9'11

Double glazed window to rear aspect, carpeted with under floor heating.

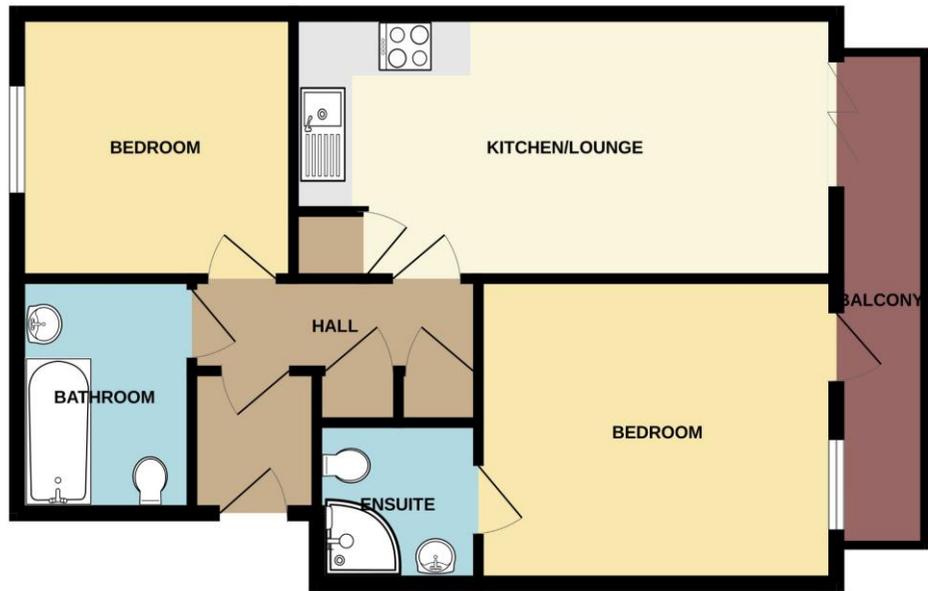
#### Bathroom 8'9 x 5'8

Three piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, heated towel rail.

#### Parking Facilities

The property benefits from one secure, allocated parking space which is accessed via electronically operated gates.

## GROUND FLOOR



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## Offers in excess of £250,000 Leasehold

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HP1222 Printed by Ravensworth 01670 713330