



204 City Apartments

204 City Apartments London Road Leigh-on-Sea Essex SS9 2AD

Home Estate Agents are delighted to offer for sale this fabulous second floor new build apartment located within the heart of Leigh-on-Sea. This stunning property provides immaculate condition throughout. This impressive modern flat features a wonderful open-plan contemporary kitchen / living room and is further complemented by allocated parking to rear.

The accommodation comprises; secure communal ground floor entrance lobby with stairs and lift to second floor and private door into; large hallway with two storage cupboards, double bedroom with fitted wardrobes, modern bathroom suite which includes tv built into bath and a marvellous open-plan contemporary kitchen/living room which also features a 'Juliet' balcony and impressive far-reaching views.

Externally, this wonderful residence provides allocated off street parking for one car as well as two visitor bays. For residential use only, this stylish modern complex also contains bicycle and bin stores. The property further benefits from full use of the sizeable communal roof terrace.



The property is served by gas central heating via combination boiler and also offers double glazing throughout.

Situated in City Apartments, a fantastic new build apartment complex on the London Road in Leigh-on-Sea, this beautiful home is within walking distance of local amenities which includes nearby park, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With approximately 558 sq ft of accommodation and immaculate condition throughout, we strongly recommend internal viewings to avoid missing out on this excellent second floor flat.

Accommodation Comprises

Entrance

Ground floor secure communal entrance with stairs and lift to second floor. Private entrance door into:

Hallway

Down lights, radiator, two large storage cupboards, thermostat, entry phone system. Doors into:

Kitchen/Lounge 21'3 Max x 13'6

Laminate flooring, two radiators, down lights and feature lighting, TV and telephone points, double glazed window and double glazed door with Juliet balcony all to rear, contemporary industrial style base,



TV, low level WC, wash hand basin with mixer tap, laminate worksurface and heated towel rail.

Externally

Parking

The property provides allocated parking for one car and use of two visitor bays.

Communal Areas

Bin storage and bike storage.

Lease Information

Lease: 120 years remaining
Ground Rent: Approx £250 Per Annum
Service Charge: Approx £100 PCM

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

Agents Note

Tenants in situ



drawer, cupboard units and feature centre island with Quartz worksurfaces and matching eye level wall cabinets, under lighting, five burner gas hob with extractor over, electric double oven and microwave grill, space for bar stools, integrated bowl sink with drainer and mixer tap, integrated fridge, freezer and washing machine, cupboard housing boiler.

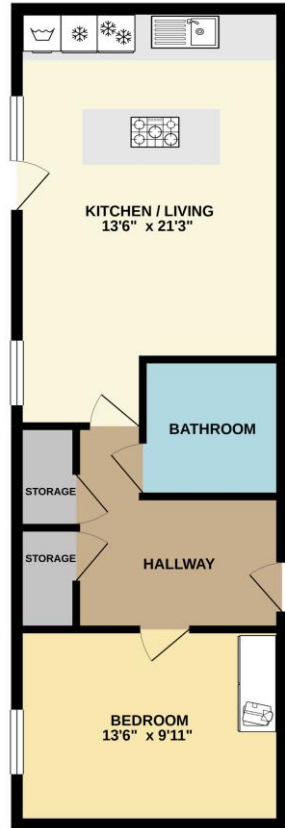
Bedroom 13'6 x 9'11

Fitted carpet, radiator, down lights, double glazed window to rear, TV point, fitted floor to ceiling sliding door wardrobe.

Bathroom

Contemporary bathroom suite with tiled flooring, wall mounted mirror, down lights, isolator, bath with taps and shower over, built in

SECOND FLOOR
558 sq. ft. approx.



TOTAL FLOOR AREA : 558 sq. ft. approx.
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Price: £325,000 Leasehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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