



Flat 5, Abby House

Flat 5, Abby House 1341 – 1347 London Road Leigh-On-Sea Essex SS9 2AB

Home Estate Agents are delighted to offer for sale this two bedroom penthouse forming part of this development that was completed in 2013 with a bright and sunny open south facing terrace balcony measuring 20ft x 10ft and views to the rear over Belfairs woods and golf course, along with parking and share of freehold.

The accommodation comprises: communal entrance and stairs to second floor with personal hallway, lounge, kitchen, two bedrooms and modern bathroom with outside south facing balcony, allocated parking and basement storage.

The property also benefits from radiator heating served by a gas boiler plus uPVC double glazing throughout.



Being located in this highly convenient position close to local mini supermarkets, shops and schools, Leigh Broadway and mainline railway station are also easily accessible and an early internal viewing is highly recommended.

Entrance

Secure communal entrance lobby with stairs to first floor. Private door into:

Hallway

Carpeted, ceiling light. Doors to:

Open Plan Lounge/Kitchen 19'6 x 16'11

Part carpeted and part tiled flooring, double glazed sliding patio doors to front opening onto balcony, spotlights, worksurfaces with range of fitted wall and base units, integrated oven with four ring gas hob and extractor over, stainless steel sink with drainer and mixer tap, dishwasher, washing machine and fridge freezer, radiator.



Externally

Balcony

Balcony with decking.

Parking

Allocated off street parking for one car located to the rear.

Lease Information

Share Of Freehold

Lease: 113 years remaining

Ground Rent: £0

Service Charge £1850.34 Per Annum

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



Bedroom One 14'5 x 9'6

Fitted carpet, double glazed window, ceiling light, radiator..

Bedroom Two 14'5 x 9'8.

Fitted carpet, double glazed window, ceiling light, radiator.

Bathroom

Tiled flooring, panelled bath with mixer taps, wall mounted power shower and handheld attachment, wash hand basin with mixer tap and vanity unit, tiled splashbacks, WC, extractor, spotlights.



Price £325,000 Share of Freehold

HOME - The Estate Agent of Leigh
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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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