



Flat 20 Caversham Lodge



# Flat 20 Caversham Lodge 1154 – 1158 London Road Leigh-On-Sea Essex SS9 2AJ

Home Of Leigh are delighted to offer for sale this wonderful top floor, west facing apartment which is situated in a convenient position on the London Road close to Waitrose, local bus routes and also within easy reach of the Broadway and mainline railway station, giving direct access to London Fenchurch Street.

The accommodation comprises; spacious entrance hall, a great size lounge which is open plan to a fitted kitchen, two good size bedrooms and a three piece bathroom suite, whilst externally the property benefits from communal gardens to the rear along with allocated off street parking.

Located on the corner of Southsea Avenue and the London Road, this charming apartment is perfectly located for local amenities which include both Sainsburys & Waitrose supermarkets, local bus routes and of course Leigh Broadway with its array of shops, bars, restaurants and boutiques.



## Accommodation Comprises

### Entrance

Communal secure entrance door leading to:

### Communal Hallway

Stairs leading to the second floor accommodation with further private entrance door to:

### Entrance Hall 12'1 x 12'1 < to 7'1

A spacious entrance hall, carpet, two built-in storage cupboards - one housing ample storage, the other housing a floor standing hot water tank, smooth plastered ceiling with access to loft space, wall

mounted electric heater. Wall mounted entry phone system. Doors to:

### Open Plan Lounge/Kitchen

### Lounge Area 16'1 x 10'1

Double glazed window to side aspect, carpet, two wall light points, smooth plastered ceiling, wall mounted electric heater. Open plan to:

### Kitchen 12'3 x 6'5

The kitchen is fitted to include a stainless single drainer sink unit with mixer tap inset into a range of roll edge work surfaces with





cupboards and drawers beneath, appliance space for cooker, space for fridge/freezer and further space & plumbing for washing machine & dishwasher, further range of matching wall mounted units with fitted extractor hood, tiled splash backs, vinyl flooring.

#### Bedroom One 18'2 x 9'1

A great size main bedroom with double glazed window to side aspect, carpet, smooth plastered ceiling, wall mounted electric heater.

#### Bedroom Two 12'9 x 6'3

Double glazed window to side aspect, carpet, smooth plastered ceiling, wall mounted electric heater.



#### Bathroom 6'5 x 5'5

Three piece comprising paneled bath with shower unit over, low level w.c, pedestal wash hand basin, fully tiled surrounding walls, smooth plastered ceiling, wall mounted electric heater

#### Externally

#### Parking

The property benefits from one allocated parking space.

#### Lease Information

Lease: 159 years remaining

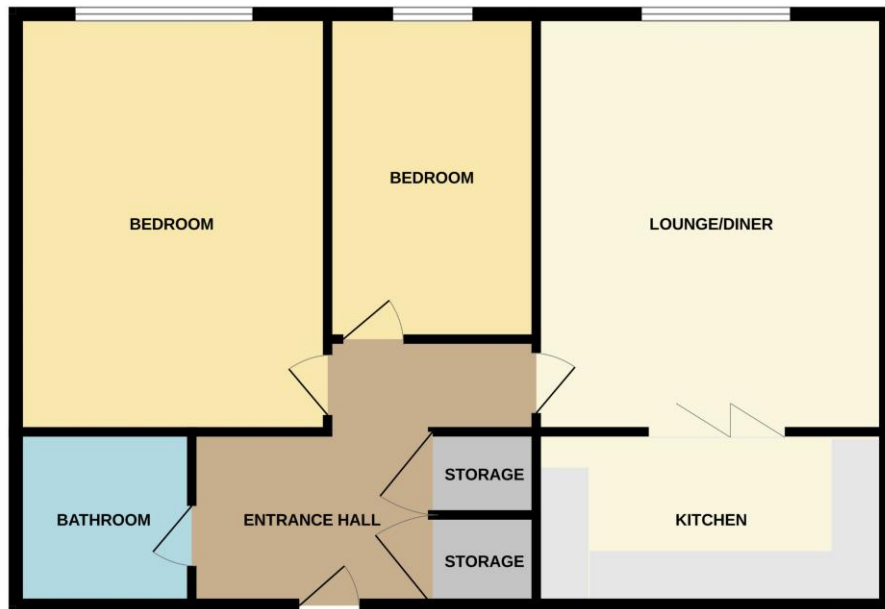
Ground Rent: £150 Per Annum

Service Charge: Approx £810.43 Per Annum including building insurance

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



## TOP FLOOR



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**Price: £235,000 Leasehold**

**HOME - The Estate Agent of Leigh**  
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

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