

home.

PRICE GUIDE

£300,000

London Road, Leigh-On-Sea



Flat 6, 1043 London Road, Leigh-On-Sea, Essex, SS9 3JY

*** Guide Price £300,000 - £325,000 ***

Home Of Leigh are super excited to offer for sale this stylish two bedroom first floor apartment located on the south side of this popular block, therefore benefiting from sunshine throughout the day and which also comes with secure, gated parking and use of a fabulous communal roof terrace.

The accommodation comprises, entrance hall, a wonderful south facing open plan lounge & kitchen with access to a balcony, two well appointed bedrooms and a modern three piece bathroom suite.

Externally there is secure gated parking for one vehicles and communal use of a top floor roof terrace, offering wonderful views of the surrounding area.

Located on the London Road in Leigh On Sea, this bright and airy apartment is perfectly positioned for all the amenities on offer along the London Road yet still within easy walking distance of both the Leigh Road & Broadways extensive shopping facilities, bars, restaurants and boutiques.



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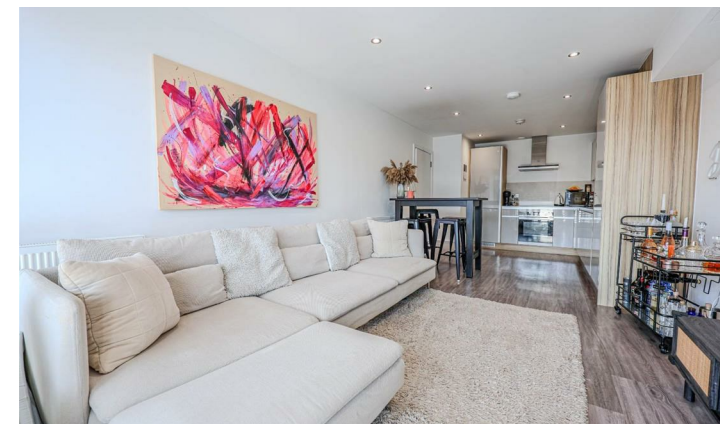
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Accommodation Comprises

The property is approached via secure entry phone system into well maintained communal areas with lift and stairs leading to all floors. Further private door leading to:

Entrance Hall

15'7 x 10'4 < 3'8

A great size entrance hall with Karndean wood flooring throughout, built in storage cupboard, wall mounted entry phone system, smooth plastered ceiling with inset spotlighting, radiator. Doors to:

Open Plan Lounge & Kitchen

25'7 x 10'8

A great size living space with double glazed patio doors to front aspect with bespoke fitted Plantation shutters and giving access to a south facing balcony, continuation of Karndean wood flooring throughout, smooth plastered ceiling with inset spotlighting, two radiators. Open plan to:

Kitchen Area

The kitchen area is fitted by Moylans and comprises a one and a quarter bowl stainless steel single drainer sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, built in oven, hob and extractor hood, further range of matching eye level wall mounted units, integrated fridge and freezer, integrated dishwasher and integrated washer/dryer, continuation of Karndean wood flooring.

Bedroom One

19'1 max < 8'1

Double glazed patio doors to front aspect with bespoke fitted Plantation shutters and access to a Juliet balcony, carpeted, smooth plastered ceiling, radiator.

Bedroom Two

14'7 x 6'4

Double glazed window to front aspect with bespoke fitted Plantation shutters, carpeted, smooth plastered ceiling, radiator.

Bathroom

6'6 x 5'6

A modern suite comprising bath with mixer tap and shower attachment over, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.





Externally

The property benefits from secure gated parking with one allocated space. There is also a bike storage and bin storage facilities located within the development.

Communal Roof Terrace

The property also benefits from having access to a fabulous and sunny roof terrace with far reaching views across the surrounding area.

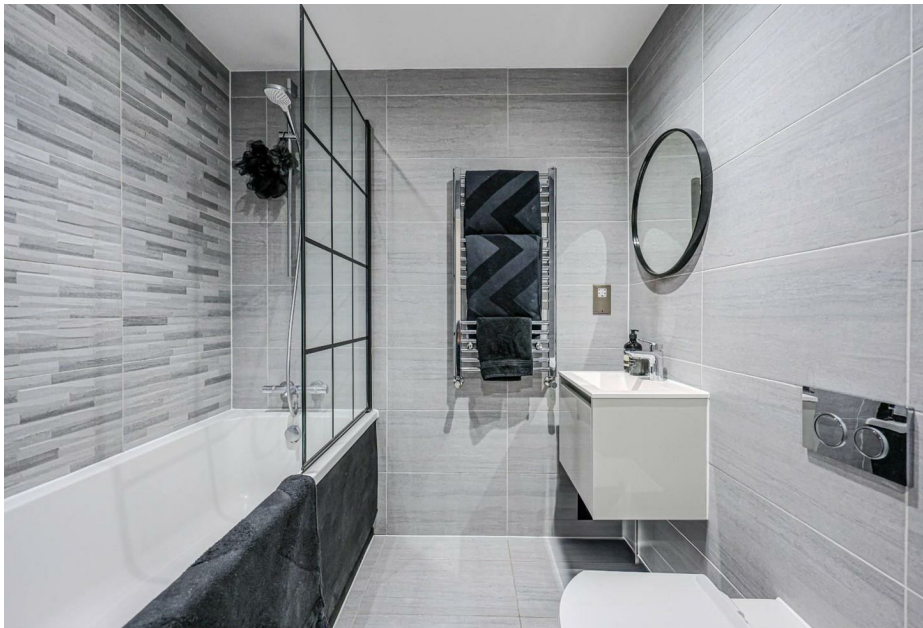
Lease Information

Lease: 191 years remaining

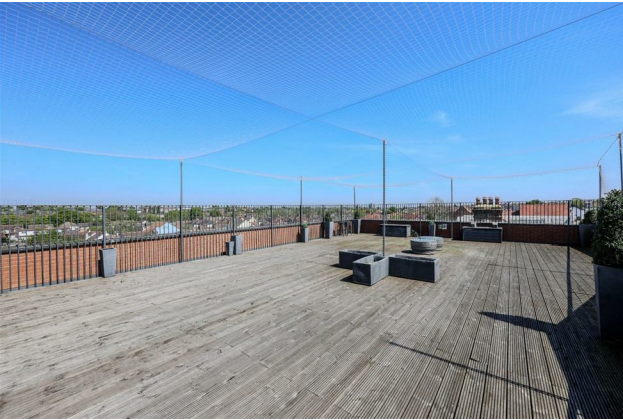
Ground Rent: £10 Per Annum

Service Charge: £1,759.92 Per Annum including building insurance

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







Price Guide £300,000 Leasehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.