

HS HAIR & SON



London Road, Leigh-on-Sea Price Guide £220,000 Leasehold

- PURPOSE BUILT FIRST FLOOR FLAT
- LOUNGE
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- KITCHEN
- DOUBLE GLAZED
- COMMUNAL GARDENS



A purpose built first floor flat comprising two double bedrooms, lounge, kitchen and white bathroom suite with shower. Gas central heating, double glazed and allocated parking.

Entrance Hall

Built in cupboard housing meters, radiator.

Lounge

13'9" x 13'0"

Double glazed window to side overlooking rear garden, radiator.

Bedroom 1

13'10" x 10'2"

Double glazed window to rear overlooking garden, radiator.

Bedroom 2

13'5" x 9'0"

Double glazed window to front, radiator, pendant lighting, power points.

Kitchen

10'2" x 6'9"

Range of modern work tops and cupboards, electric cooker point, plumbing for washing machine, double glazed window to front.



Bathroom/WC

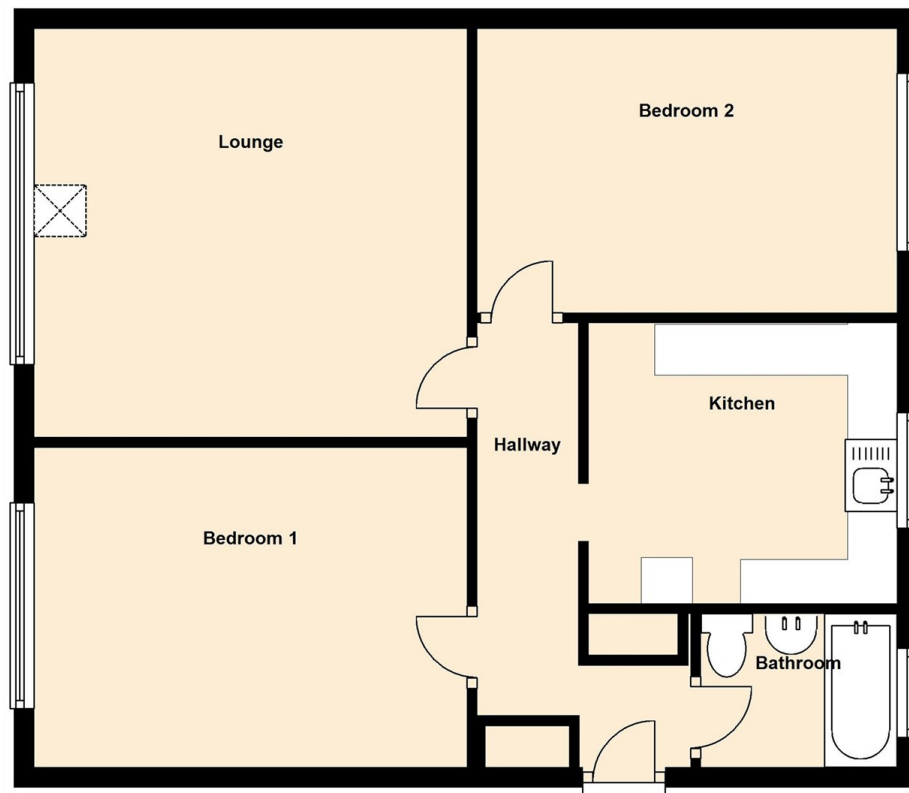
6'3" x 6'9"

White panelled bath with shower over, low flush WC and pedestal wash hand basin. Obscured double glazed window to front, radiator, tiled walls.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **B**
EPC Rating



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