

**HS HAIR & SON**



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

- FIRST FLOOR FLAT
- LOUNGE
- DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- ALLOCATED PARKING





TWO BEDROOM first floor purpose built flat in good decorative order throughout. Two double bedrooms, lounge, modern kitchen and bathroom/wc. Gas central heating. Double glazing. Communal gardens and parking area.

#### **ENTRANCE HALL**

Communal lobby with stairs to first floor. Built in storage cupboard with gas meter and built in airing cupboard. Entry phone. Smoke alarm. Central heating programmer.

#### **LOUNGE**

13'9" x 12'6"

Double glazed window to side overlooking gardens. Double glazed window to front. Radiator. Power points, television point and telephone point.

#### **BATHROOM/WC**

White panelled bath with mixer taps and shower attachment plus separate shower unit. White pedestal wash hand basin and low flush W.C. Chrome heated towel rail. Obscure double glazed window to side.

#### **BEDROOM ONE**

13'10" x 10'3"

Double glazed window to front. Radiator. Power points.

#### **BEDROOM TWO**

13'5" x 9'1"

Double glazed window to rear overlooking gardens. Radiator. Power points.



## KITCHEN

10'3" x 6'10"

Ground and wall mounted units with inset electric hob and oven. Plumbing for washing machine and space for tall fridge/freezer. Stainless steel sink unit. Double glazed window to side. Power points.

## EXTERNAL

Communal gardens and allocated car parking area.

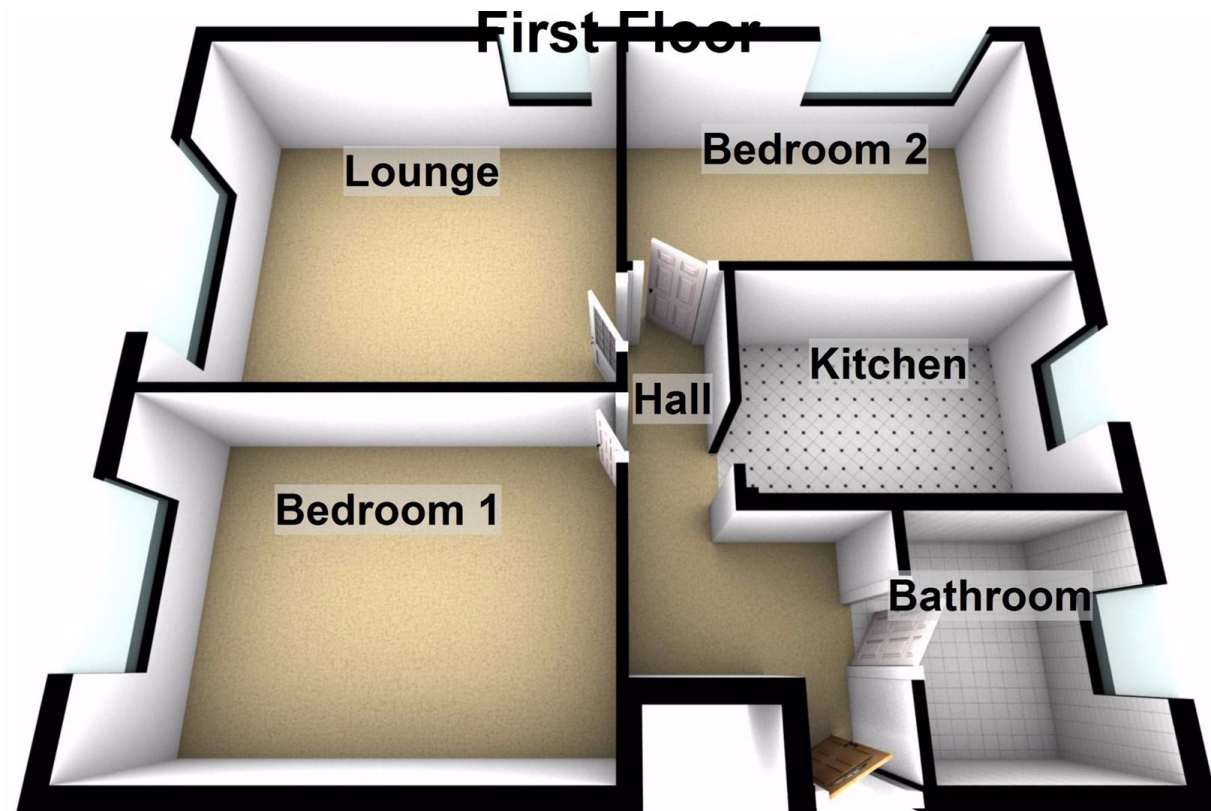
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		81	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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



### Sales Office

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### Contact

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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.