



\* £260,000 - £280,000 \* BALCONY WITH SEA VIEWS \* ALLOCATED PARKING PLUS VISITOR SPACES \* A first and second-floor split-level apartment that offers stunning views across farmland and of the estuary. The property benefits from a refurbished open-plan kitchen/diner, a lounge with access to a private balcony, a desk area and two double bedrooms. There is also a recently renovated three-piece bathroom, an allocated parking space to the rear and communal gardens. Located on the Leigh side of Hadleigh, the property is within walking distance to Hadleigh High Street, the Country Park and Hadleigh Castle. Major bus routes are on your doorstep with Leigh Station also within easy reach. This fantastic apartment is being offered with a long healthy lease and a viewing is highly recommended to avoid any disappointment.

- Beautiful split level apartment
- Two double bedrooms
- Modern kitchen diner
- Allocated and visitors parking
- Easy access to A127 and major bus links
- Stunning Estuary views
- Newly fitted bathroom
- Private balcony and communal gardens
- Short walk to Hadleigh High Street
- Leigh Station a short drive away

## London Road

Benfleet

**£260,000**

Price Guide



# London Road



## Frontage

Communal grounds, impressive views of the Estuary, pathway leading;

## Entrance

Communal entrance with phone entry system, stairs leading to first floor to private entrance door;

## Hallway

8'8 x 5'8

Spotlights, coved ceiling, storage heater, phone entry system, stairs rising to second floor, wood effect LVT flooring

## Lounge

11'0 x 10'11

Double glazed window to side aspect, double glazed sliding doors giving access to the balcony, spotlights, coved ceiling, storage heater, under stairs storage cupboard, desk space, wood effect LVT flooring.

## Balcony

## Kitchen/Diner

16'10 x 7'1

Obscured double glazed window to side aspect, double glazed window to rear aspect, wooden shaker style kitchen in white comprising of; wall and base level units, ceramic sink with drainer and chrome mixer taps, wood effect laminate worktops, tiled splashback, NEFF four ring burner induction hob, space for an under counter fridge, space for an under counter freezer, integrated fan-assisted electric oven, pantry style cupboard, in-built hidden extractor fan, spotlights, wood effect LVT flooring, utility cupboard with plumbing for a washer/dryer.

## Second Bedroom

12'7 x 8'9

Double glazed window to front aspect giving views of the Estuary, spotlights, coved ceiling, storage heater, carpet to floor.

## Bathroom

8'7 x 5'3

Obscured double glazed window to rear aspect. Recently refurbished three-piece suite comprising of; large panelled bath with shower over and secondary hand held shower attachment, vanity unit with counter top wash basin and chrome mixer tap, low-level WC, heated chrome towel radiator, spotlights, part tiled walls, marble effect tiled floor,

## Bedroom One

23'6 x 12'5

Floor to ceiling double glazed windows to front aspect giving views of the Estuary, Kent and the Salvation Army Fields, spotlights, walk-in wardrobe, electric heater, laminate effect wood flooring.

## Allocated and Visitors Parking

One allocated space plus visitor parking.

## Agents Notes:

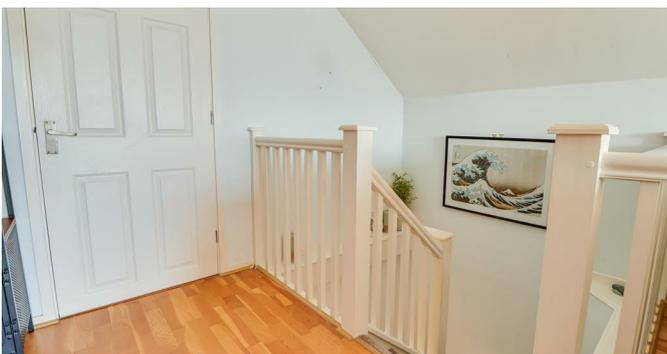
Council tax band: B

Lease: 110 years

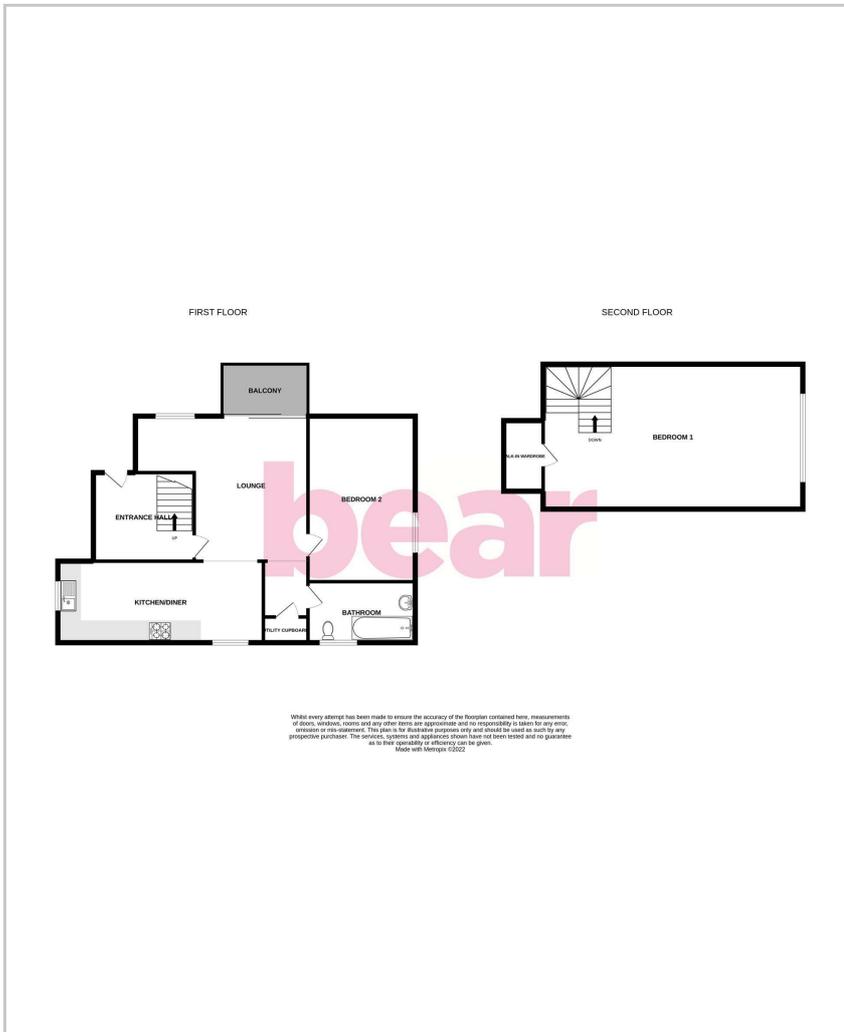
Ground Rent: £200pa

Service Charge: £1,700pa

LVT - Luxury Vinyl Tiles (better for waterproofing than laminate)



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	