

## Second Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

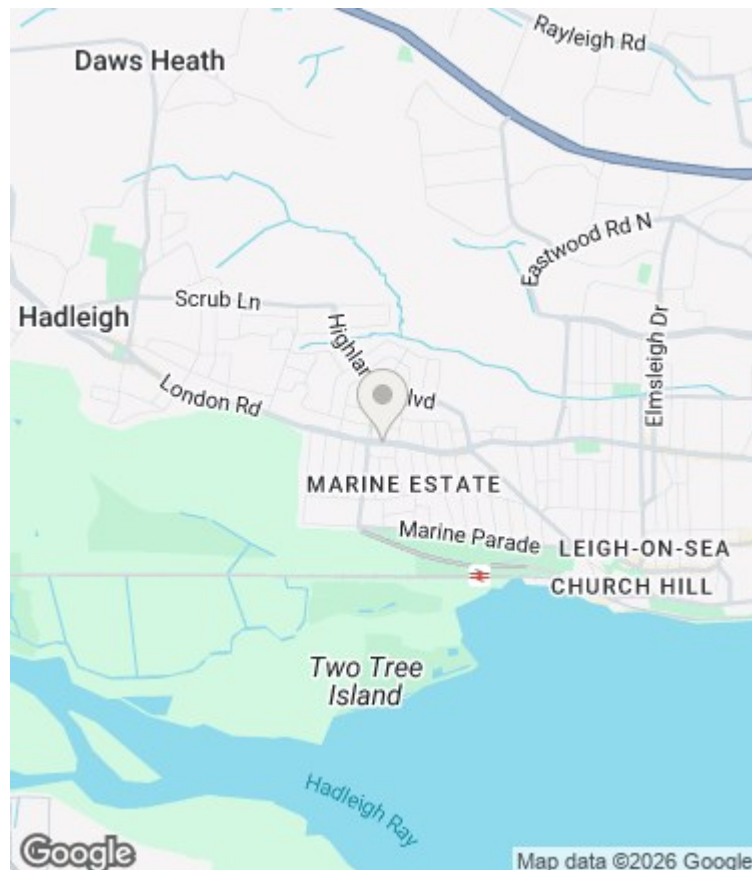
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

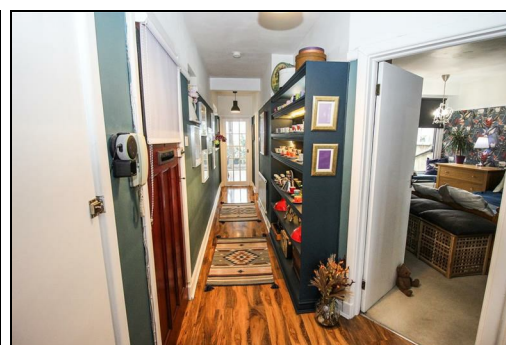
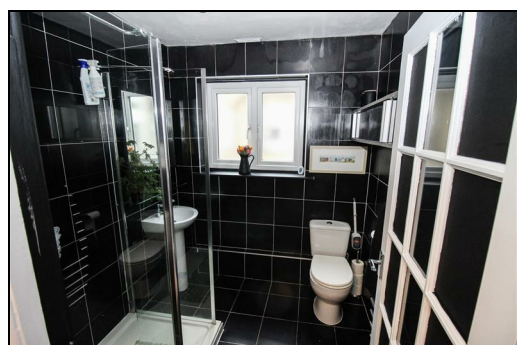
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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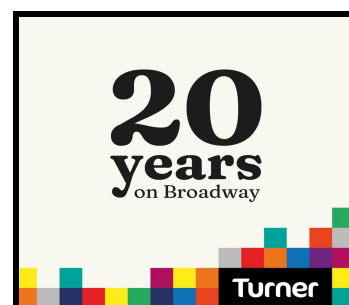


SECOND FLOOR FLAT  
CLOSE TO SHOPS, SCHOOLS AND STATION  
SPACIOUS LOUNGE WITH WORKING FIREPLACE  
SHOWER ROOM  
CLOSE TO TRANSPORT LINKS - BUS, CAR & TRAIN

FANTASTIC ESTUARY VIEWS  
TWO DOUBLE BEDROOMS  
KITCHEN / DINER WITH BI-FOLDS DOORS AND SOUTH FACING BALCONY  
LOTS OF PERIOD FEATURES  
VIEWING AN ABSOLUTE MUST

**London Road, Leigh-On-Sea**

**£295,000**





SPACIOUS AND WELL PROPORTIONED TOP FLOOR PURPOSE BUILT APARTMENT WITH STUNNING ESTUARY VIEWS. A door into the communal entrance with stairs to all floors. Once inside the entrance hall there is a double glazed window to side, radiator and storage cupboard. The spacious and well proportioned lounge has double glazed bay window to front, two radiators, feature open fireplace and carpet. The fitted kitchen / diner has bi-folding doors opening onto the South Facing Balcony with views over the Marine Estate and Estuary, obscure double glazed window to side, range of fitted eye and base level units with work surface over incorporating single bowl sink unit with mixer tap, built in electric oven with microwave over, gas hob, space for washing machine and dishwasher, breakfast bar, tiled splash backs and wall mounted combination boiler. The two double bedrooms have double glazed window and radiator. The master bedroom has fitted wardrobes and the second bedroom has a large built in storage cupboard. The shower room is tiled and has a large walk in shower cubicle with rainfall shower head, wash hand basin, low level W.C and tiled floor.

 2

 1

 1

 D

Council Tax Band : A



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**ENTRANCE HALL**  
6.91m x 1.12m (22'8" x 3'8")

**LOUNGE**  
4.65m into bay x 3.73m (15'3" into bay x 12'3")

**FITTED KITCHEN / DINER**  
4.88m x 3.63m (16' x 11'11")

**BEDROOM ONE**  
3.78m x 3.76m (12'5" x 12'4")

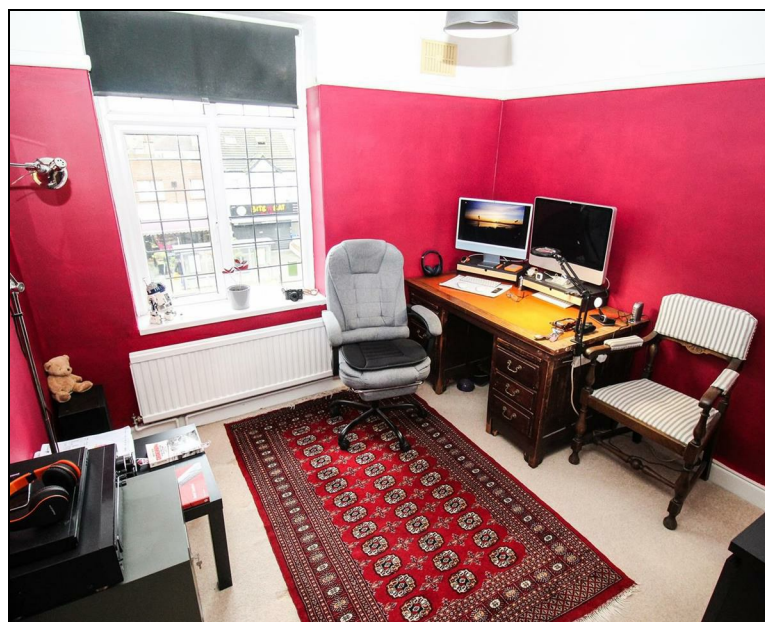
**BEDROOM TWO**  
3.10m x 2.97m (10'2" x 9'9")

**SHOWER ROOM**  
2.03m x 2.01m (6'8" x 6'7")

**AGENTS NOTE**  
Lease Details:  
Approximately 169 years unexpired  
Ground Rent £25 P.A  
Service Charge - approximately £800 per

annum

THE ABOVE HAS BEEN  
SUPPLIED BY THE SELLER  
AND NOT VERIFIED BY A  
SOLICITOR



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