



NICKOLDS
Property Specialists



22 Linden Court London Road, Leigh-On-Sea, SS9 3LJ

Guide price £280,000

- Light freshly painted and carpeted two-bedroom upper floor flat
- Walking distance to Leigh Broadway in a popular location
- Variety of nearby schools available
- Located on London Road which has a wide range of amenities
- Viewing highly recommended
- Ready to move into - No work needed
- Close to a wide array of local shops, bars and restaurants
- Communal garden access
- Excellent travel links - Train station near by. And in addition main bus routes at your fingertips
- Share of freehold included

22 Linden Court London Road, Leigh-On-Sea

**Guide £280,000 - £300,000

Nestled in the charming area of Leigh-On-Sea, this delightful two-bedroom flat on London Road offers a perfect blend of comfort and convenience. Ideal for both first-time buyers and those looking to downsize, this property presents an excellent opportunity to enjoy coastal living while being close to local amenities.

Upon entering the flat, you are greeted by a warm and inviting atmosphere. The spacious living area is bathed in natural light, creating a welcoming space for relaxation or entertaining guests.

The two bedrooms are generously sized, with a communal garden offering a peaceful retreat at the end of the day. Each room is designed to maximize comfort.

Situated in a vibrant community, this flat is just a short stroll from the picturesque seafront, where you can enjoy leisurely walks along Leigh On Sea Broadway, and indulge in the local cafes and shops. The area is well-connected, with public transport options readily available, ensuring easy access to nearby towns and the bustling city of London.

This two-bedroom flat on London Road is a wonderful opportunity for those seeking a comfortable home in a desirable location. With its appealing features and proximity to the coast, train station and fantastic schools near by, this is not a property to miss!



Council Tax Band: B



Lounge

14'8" x 13'3"

Kitchen

9'6" x 7'0"

Bedroom

11'8" x 11'4"

Bedroom 2

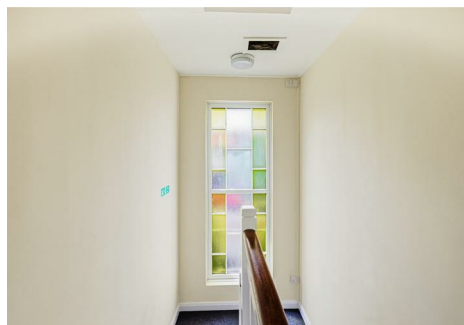
8'8" x 7'6"

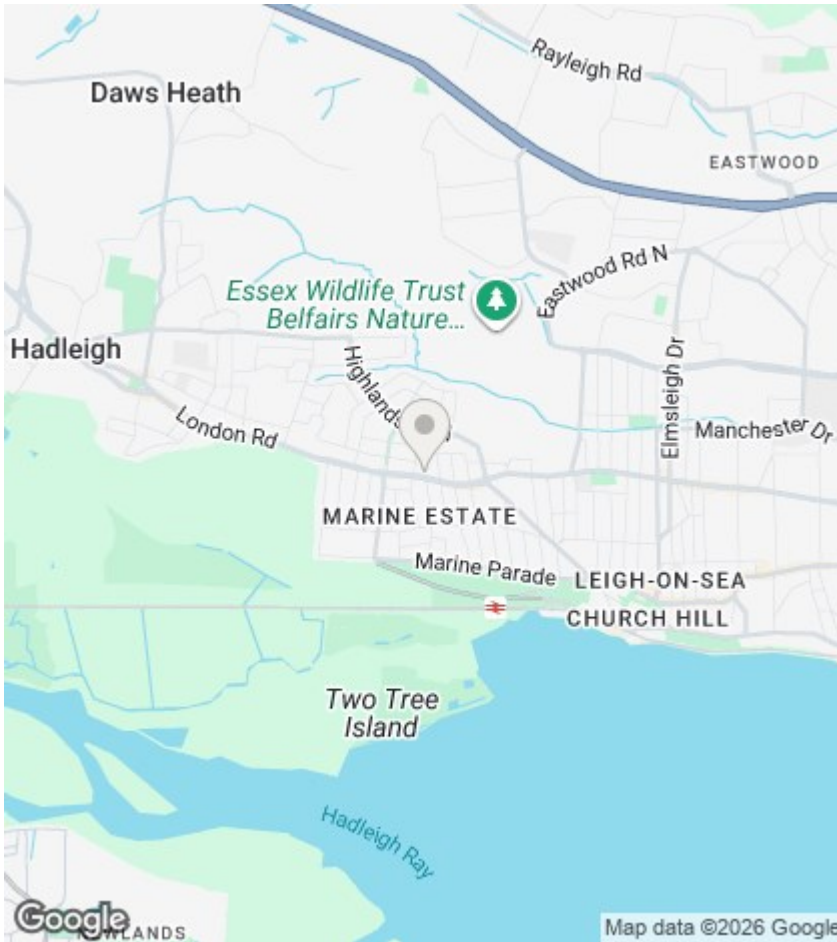
Bathroom

8'0" x 7'8"









Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

EPC Rating:

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

