



LYMINGTON AVENUE

LEIGH-ON-SEA, SS9 2AN

GUIDE PRICE £250,000
LEASEHOLD

**** GROUND FLOOR FLAT 721SQ FEET WHICH IS LARGER THAN MOST TWO BEDROOM PROPERTIES - LARGE KITCHEN/DINER, UTILITY ROOM/WC & DIRECT ACCESS ONTO THE GARDEN - NO ONWARD CHAIN - GUIDE PRICE £250,000-£265,000 ****

RP&C.
RICKY, PLANT  CHEN-PORTER

LYMINGTON AVENUE

- No onward chain • Ground floor flat with double bedroom • Lounge with bay window • Large kitchen/diner • Three piece bathroom suite • Utility room/WC • Double glazed & gas central heating • Sizeable rear garden • Great location close to Leigh Broadway & Station • 948 year lease - No ground rent or service charges



RP&C Estate Agents are delighted to present to the market with no onward chain this deceptively spacious ground floor flat, boasting direct access to a generous private rear garden, a long lease of approximately 948 years, and the added benefit of no ground rent or service charges.

Situated in the highly sought-after location of Leigh-on-Sea, this charming flat offers well proportioned accommodation throughout, making it an ideal first time purchase, investment opportunity, or those looking to downsize.

The accommodation comprises a welcoming lounge featuring an attractive bay window to the front aspect, a spacious double bedroom, excellent built-in storage, and a generously sized kitchen/diner with a characterful bay window overlooking the rear garden. The bathroom is fitted with a modern three-piece suite incorporating a shower, whilst the WC is thoughtfully positioned to one side, creating a practical and well-designed layout that enhances both privacy and functionality.

Externally, the property enjoys direct access onto a substantial private rear garden, providing a wonderful space for relaxing, entertaining, or gardening.

Further benefits include double glazing, gas central heating, an exceptionally long lease of approximately

948 years remaining, and the rare advantage of no ground rent or service charges, making this an extremely cost-effective property to own.

Ideally located on Leamington Avenue, the property is within easy reach of the fashionable Leigh Broadway, offering an array of independent boutiques, cafés, bars and restaurants, whilst Leigh-on-Sea railway station provides direct services to London Fenchurch Street, making it an excellent choice for commuters. The seafront, nearby parks, highly regarded schools and excellent local amenities are also all within convenient reach.

An internal viewing is highly recommended to fully appreciate the generous accommodation, desirable location, and outstanding value this wonderful property has to offer.

Hallway

Lounge 13'11 x 11'6

Double Bedroom 11'7 x 11'6

Large Kitchen/Diner 13'8 x 11'3

Three Piece Bathroom 11'1 x 4'10

Utility Room/WC

Rear Garden

The garden commences with patio area with the remainder being laid to lawn and further patio area to the further rear, gated side access, timber shed.

Front Garden

Laid to slate.

On Street Parking

There are opportunities for on street parking.

Agents Note

The lease has approximately 948 years to run.

There are no ground rent or service charges.

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ADDITIONAL INFORMATION

Local Authority – Southend

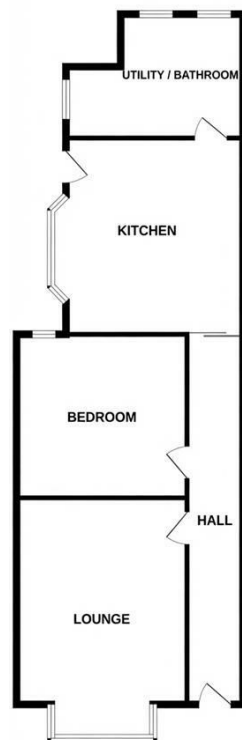
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 721.20 sq ft

Tenure – Leasehold

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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