COUNTRYSIDE ESTATES

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Flat 7 1369 London Road, Leigh-On-Sea, Essex, SS9 2SA

£230,000 Leasehold

A MODERN FIRST FLOOR TWO BEDROOM APARTMENT situated within a short walk of the ever popular Leigh Broadway and Leigh-On-Sea Station for the c2c line to London Fenchurch street, along with local amenities shops, schools and bus routes a stones throw away.

This apartment offers spacious accommodation comprising of a open plan kitchen/living room with access to a private balcony, two double bedrooms with fitted wardrobes and a modern bathroom. The apartment also benefits from a private allocated off street parking space.

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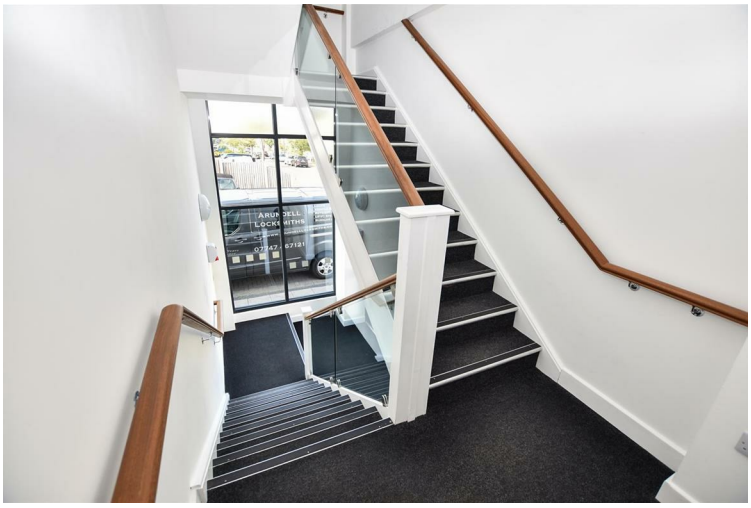
Communal Entrance



Upvc double glazed entrance door with intercom system opening to a bright and airy entrance hall, staircase with glass balustrade leading up to the communal landing.

Accommodation

Wooden part glazed entrance door leading to:

Entrance Hall

Entry phone system, carpet, smooth plastered ceiling, power points. Doors leading to:

Open Kitchen/Living Room 19'9 x 12'9 (6.02m x 3.89m)

Upvc double glazed sliding patio doors leading out to private balcony, smooth plastered ceiling, electric wall mounted heater, fitted carpet to lounge area, cushion flooring to kitchen area, modern white gloss kitchen with contrasting granite worktops, inset stainless steel sink, electric hob and oven with extractor fan over, low level fridge, space and plumbing for washing machine. TV and power points.

Balcony

Private Balcony accessed from the kitchen/living room and bedroom two.

Bedroom One 11'6 x 9'4 (3.51m x 2.84m)

Upvc double glazed window to rear aspect, smooth plastered ceiling, carpet, electric wall mounted heater, fitted wardrobes, TV and power points.

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Bedroom Two 9'8 x 9'3 (2.95m x 2.82m)

Upvc double glazed sliding patio doors leading to private balcony. Smooth plastered ceiling, carpet, electric wall mounted heater, fitted wardrobes, TV and power points.

Bathroom 7'0 x 5'7 (2.13m x 1.70m)

Modern bathroom comprising of a panelled bath with shower over and glass screen, vanity unit with inset wash hand basin and chrome mixer tap, cupboards below, close coupled w.c, smooth plastered ceiling with inset spotlights, cushion flooring, chrome heated towel rail and electrical shaver point.

Parking

Private allocated off street parking for one vehicle.

Lease Term

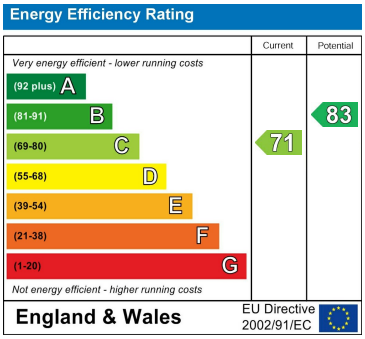
TBC

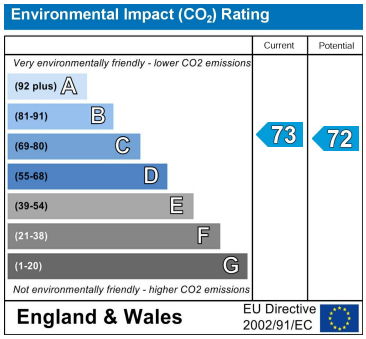
Ground Rent

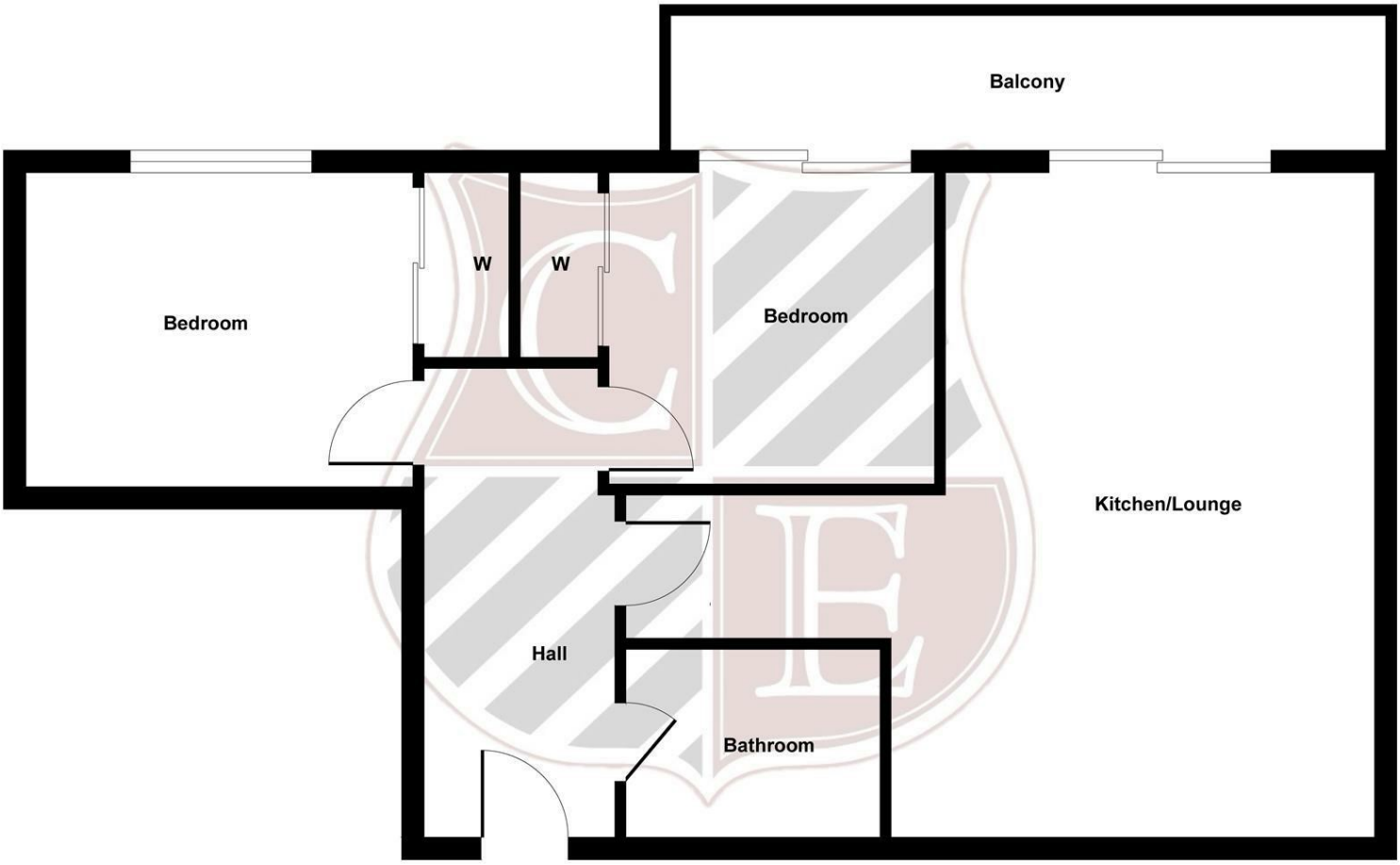
£250.00 P/A

Service Charge

Approx £700.00 Half Yearly







Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed
Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.