



Lord Roberts Avenue, Leigh-On-Sea  
£1,395 PCM

home.

# 82a Lord Roberts Avenue Leigh-On-Sea SS9 1NE



- Charming Ground Floor Flat
- Two Bedrooms
- Lounge & Separate Kitchen
- Modern Bathroom
- Direct Access To Own Private Garden
- Central Leigh Location

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033

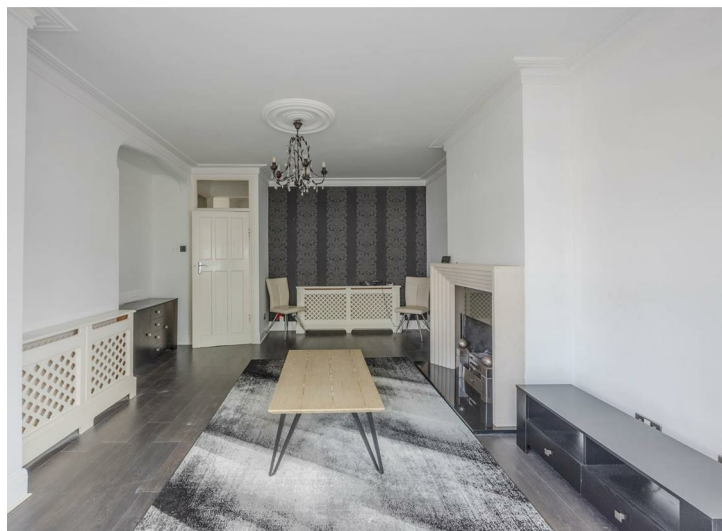


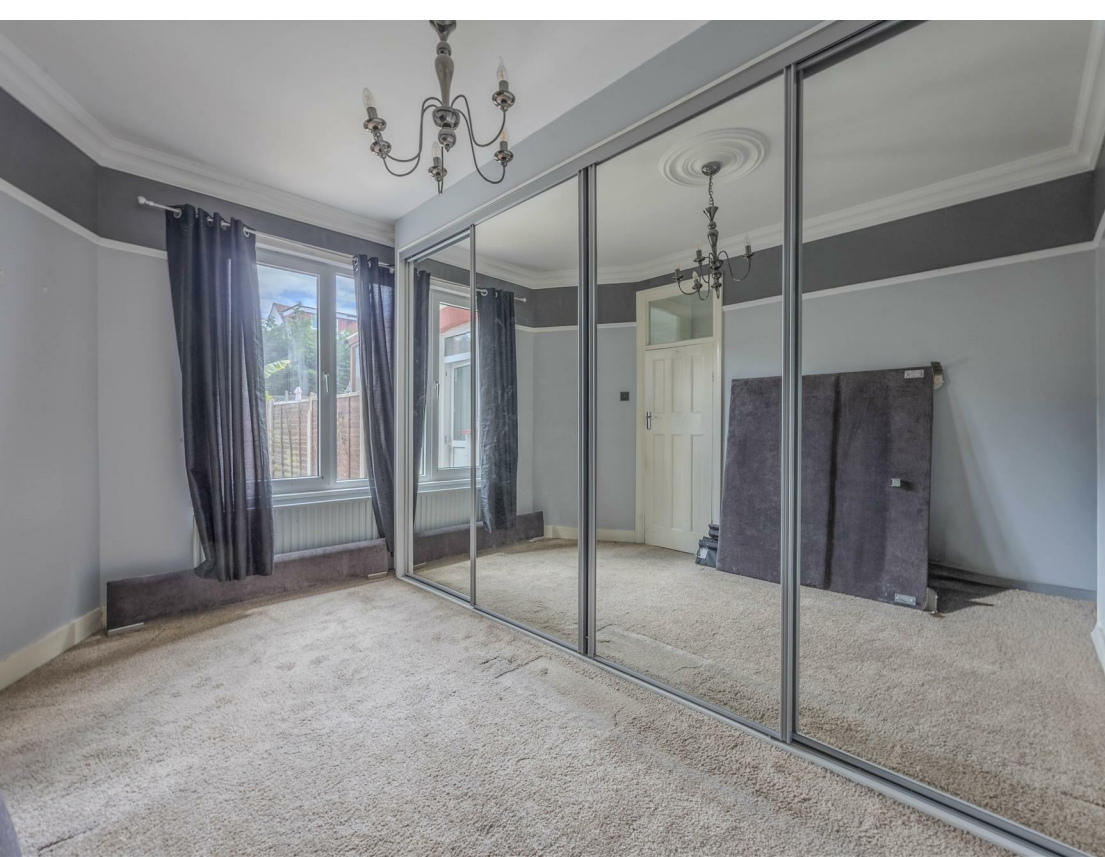
Home Estate Agents are excited to offer to let this charming two-bedroom ground floor flat located on Lord Roberts Avenue in the desirable area of Leigh-On-Sea. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a welcoming home.

As you enter the property, you are greeted by a spacious and inviting large lounge, which serves as the heart of the home. This area is perfect for relaxation and entertaining guests, providing ample space for your furnishings and personal touches. The flat features two well-proportioned bedrooms, offering a peaceful retreat for rest and relaxation.

One of the standout features of this property is its own private garden, a rare find in a central location. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. The garden adds a wonderful dimension to the flat, allowing you to enjoy the beauty of nature right at your doorstep.

Situated in a central Leigh location, this apartment benefits from easy access to local amenities, including shops, cafes, and transport links, making it a convenient base for your daily activities. Whether you are looking to explore the vibrant community or enjoy the nearby coastal attractions, this property offers the perfect starting point.





### Accommodation Comprises

The property is approached via private UPVC double glazed entrance door with obscure glass leading into:

#### Entrance Hallway

Wood effect laminate flooring, skirting, coved cornice, spotlighting, storage cupboard housing fuse board, new radiator. Doors to:

#### Lounge

20'1 x 12'9

Wood effect laminate flooring, skirting, large UPVC double glazed bay window with blinds, coved cornice, ceiling rose with light, decorative feature fireplace, two radiators.

#### Kitchen

9'9 x 8'9

Tiled flooring, part tiled walls, coved cornice, ceiling light, skirting, range of base units with complimentary worksurfaces and matching eye level wall mounted units, integrated single electric Zanussi oven with four ring hob and extractor over, freestanding appliances (to remain), UPVC double glazed window with blind and UPVC double glazed door with access to the rear garden, boiler.

#### Bedroom One

13'2 x 7'5

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, UPVC double glazed window with curtains, mirrored fitted wardrobes, radiator.



### **Bedroom Two**

10'0 x 9'5

Carpeted, skirting, picture rail, coved cornice, decorative ceiling rose with light, double glazed UPVC French doors leading to rear garden, radiator.

### **Bathroom**

5'10 x 4'8

Tiled flooring and walls, coved cornice, spotlighting, WC, bath with shower over, hand held attachment with Waterfall shower, UPVC double glazed obscure window, wash hand basin with vanity storage beneath, wall mounted mirrored wall cabinet, towel rail/radiator.

### **Externally**

#### **Rear Garden**

The rear garden commences with patio area and the remainder is being laid to lawn with decking and shed, wooden gate providing side access to front.

### **Agency Notes**

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. sq ft  
EPC band: D  
Tenure:  
Council Tax Band: B

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home.



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[homeofleigh.com](http://homeofleigh.com)

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