



# FOR SALE

**London Road,  
Leigh-On-Sea SS9 2SA**

Guide Price £325,000 Leasehold Council Tax Band - B

731.00 sq ft

- Two Bedroom Split Level Apartment
- Modern Throughout
- Low Service Charges
- Secure Off Street Parking
- Fitted Wardrobes To Bedrooms
- En-Suite Bathroom
- Shutters Fitted Throughout
- Walking Distance To Leigh On Sea Station
- Right To Manage
- Local Amenities Close By

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

\*GUIDE PRICE £325,000 - £335,000\*

This split level home is ideal for those looking for an apartment that is going to offer its inhabitants the privilege of their own privacy. Bedroom 1 is located down a set of carpeted stairs with a luxury En-suite at their disposal. While Bedroom 2 being situated above at ground floor level with use of the Shower Room, it creates the ideal amount of space between bedrooms. Both Bedrooms have built in wardrobes, leaving maximum use of the space down to you.

A free flowing, open plan layout gives a cosy yet modern feel

to this Two Bedroom Apartment; The bespoke fitted shutters boast a complimentary bonus to the feel of this home. The large Lounge/Diner/Kitchen offers a wonderful entertainment space for when family and friends come to visit.

Situated on London Road, this apartment block is close by to a whole host of amenities including, food shops, pubs and restaurants just a stone throw away. The property benefits from off street parking and an outside space accessed by the patio doors.

## Entrance Hall

Wooden door to entrance, wood flooring, private intercom and entrance system, radiator, two full height storage cupboards, double glazed window to side aspect with shutters, smooth ceiling with inset spotlights, stairs down to bedroom 1.

West Leigh Junior School  
Belfairs Academy

## Lounge/Diner

19'0" x 4'7" x 17'8" x 16'4" (5.8 x 1.4 x 5.4 x 5)  
Wooden flooring, double glazed French doors to side aspect with folding shutters, double glazed window to side aspect with shutters, smooth ceiling with inset spotlights.

## Kitchen

11'9" x 7'10" (3.6 x 2.4)  
Wooden flooring, double glazed window to side aspect with shutters, base and wall units, porcelain work surface incorporating one and a half sink and drainer, integrated fridge freezer, integrated dishwasher, integrated washing machine, 4 point induction hob with extractor above, integrated oven.

## Bedroom 1

11'9" x 15'1" x 9'6" x 5'2" (3.6 x 4.6 x 2.9 x 1.6)  
Carpet flooring, double glazed window to side aspect with shutters, fitted wardrobes, smooth ceiling with inset spotlights, tall wall mounted radiator.

## En-suite

6'6" x 6'10" (2 x 2.1)  
Tiled floor and walls, heated towel rail, bath and shower head system, low level W/C, sink in vanity unit, smooth ceiling with inset spotlights.

## Bedroom 2

10'5" x 9'10" (3.2 x 3)  
Carpet flooring, smooth ceiling with inset spotlights, radiator, double glazed window to side aspect with shutters, fitted wardrobes.

## Shower Room

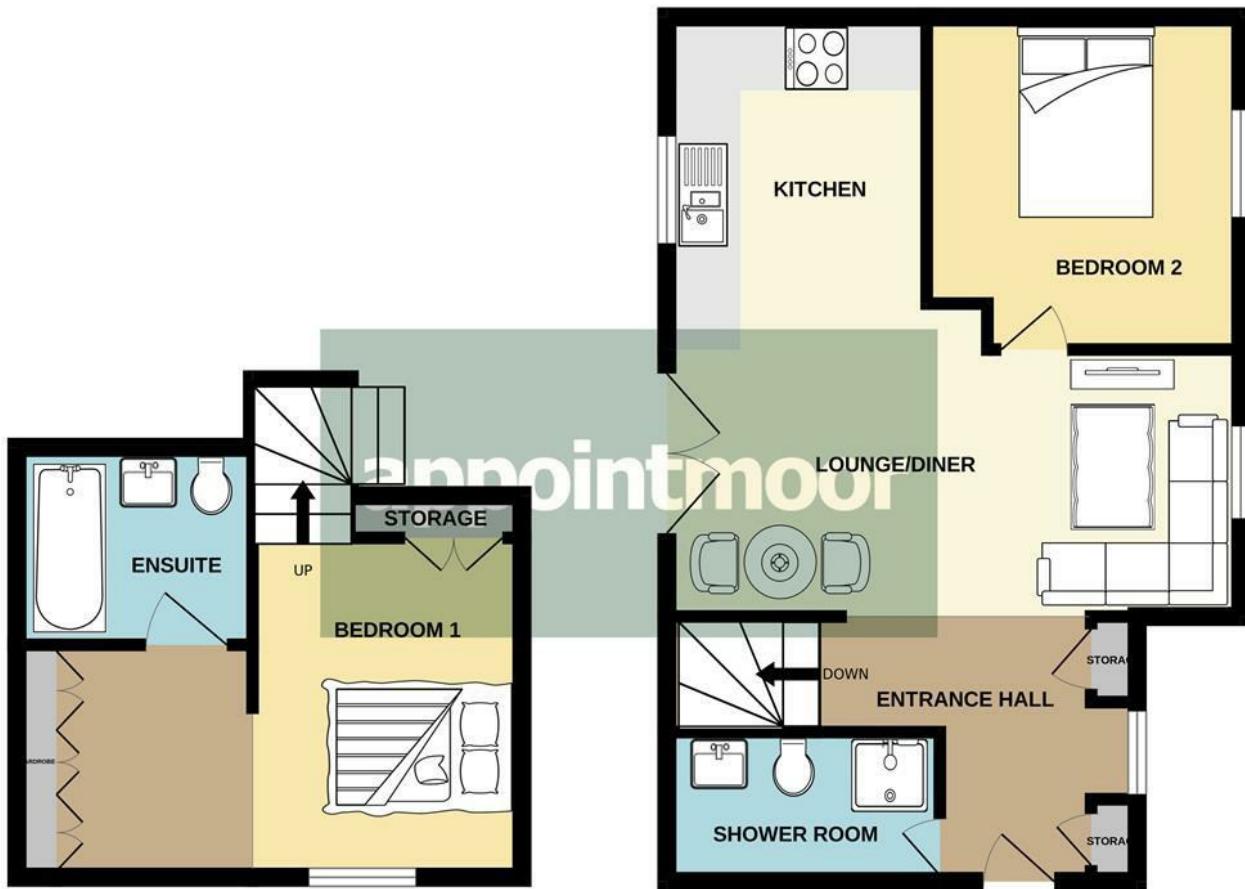
7'6" x 4'7" (2.3 x 1.4)  
Tiled floors and walls, heated towel rail, shower cubicle with rainfall showerhead, sink in vanity unit, low level W/C, storage housing boiler, smooth ceiling with inset spotlights.

## Tenure

The property has a right to manage and offers low service charges of just £1,200 per annum.  
117 years remaining on lease.  
Ground rent - £250 per annum.

## School Catchments





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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