



FOR SALE

**London Road,
Leigh-on-Sea SS9 2UR**

£250,000 Leasehold

- Top Floor Apartment
- Fabulous Views from South elevation
- Large Kitchen/Diner
- Large Living Room with Square Bay
- 2 Double Bedrooms
- Additional Roof Terrace
- Close to Local Amenities
- Walking Distance of Leigh Station
- No Onward Chain
- Good Size Accomodation

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

appointmoor

Description

Top floor 2 DOUBLE BEDROOM apartment with fabulous views from south elevation with balcony. Large living room with square bay window, pleasant hallway with natural light to side aspect, bathroom, double glazing & fitted carpet. Good condition throughout. Could suit as a first time buy or buy to let. Close to local amenities & walking distance of Leigh Station. NO ONWARD CHAIN.

Communal Entrance

Entry phone system leading into communal hallway & stairs to second floor. Original hardwood door with opaque inset into door.

Hallway

Double glazed window to side aspect.

Lounge

15'9 x 12'4 (4.80m x 3.76m)

Square double glazed lead-lite window to front aspect & storage fitted into alcoves.

Kitchen/Diner

15'8 x 11'11 (4.78m x 3.63m)

Double glazed window to rear aspect & floor to ceiling double glazed sliding doors offering rooftop & estuary views with access to private south facing balcony.

Bedroom1

12'9 x 12'5 (3.89m x 3.78m)

Double glazed window to rear aspect.

Bedroom 2

9'9 x 9 (2.97m x 2.74m)

Double glazed window to front aspect.

Bathroom

Double glazed opaque window to side aspect. Panelled enclosed bath with shower & screen, wall mounted wash hand basin, low level WC & chrome radiator.

Communal Roof Terrace

Accessed via communal hallway. Staircase to top floor large roof space with amazing views of roof tops & Thames Estuary. Perfect sun trap & relaxation area.

Leasehold

124 Years Remaining

Ground Rent

£50 Per annum

Service Charges

Quarterly Service Charge £202.61

Building Insurance

£267.35 Per Annum





Total Approximate Floor Area
776.07 sq. ft
(72.10 sq. m)



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			
		62	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		56	81
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

-  facebook.com/appointmoor
-  Instagram.com/appointmoor_estate_agents
-  twitter.com/appointmoor
-  linkedin.com/company/appointmoor