



**London Road, Leigh-On-Sea**  
**£325,000**

*\* STUNNING SPACIOUS FIRST FLOOR APARTMENT\* TWO DOUBLE BEDROOMS\* PARKING\* TWO SOUTH BACKING BALCONIES\* 100 YEAR LEASE\* KITCHEN/DINER\* LARGE LOUNGE\* TUDOR STYLE LOOK TO THE BUILDING\* INVITING COMMUNAL ENTRANCE\* WALKING DISTANCE TO LEIGH BROADWAY/MAINLINE STATION AND SEAFRONT\**

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**01702 710555**



Primary Bedroom 15'01 x 12'03 (4.60m x 3.73m)

Smooth ceiling with ceiling rose and cornice coving, built in mirrored door wardrobes, wall mounted radiator, wood effect flooring, double glazed french doors leading to a second south backing balcony.

Second South Backing Balcony

A very secluded and private outside space with room for table and chairs, false grass to floor.

Lounge 16'06 x 15'02 (5.03m x 4.62m)

Double glazed windows to front with built in shutters, wall mounted radiator, smooth ceiling with ceiling rose and cornice coving, wood effect flooring.

Second Bedroom 10'11 x 9'08 (3.33m x 2.95m)

Smooth ceiling with rose around light and cornice coving, double glazed window to front with fitted shutters, wood effect flooring.

Parking

There is allocated parking for the apartment to the rear of the building.

Agents Notes

The property has been maintained to a fantastic level by the current owner who is only moving as looking to downsize. To fully appreciate this property please call us on 01702 710 555.



### Main Features

- First Floor
- Two Double Bedrooms
- Two South Backing Balconies
- Large Kitchen/Diner
- Light Airy Lounge
- Spacious Hallway
- Parking
- Double Glazed and Central Heating
- Walking Distance to Leigh Broadway and all Amenities

### Entrance

Via communal entrance door with security entry phone system and censor lighting with stairs to first floor..

Spacious Internal Hallway 24'01 x 5'07 (7.34m x 1.70m)

Smooth ceiling with two ceiling rose and cornice coving, large recess allowing room for furniture, storage cupboard, telephone entry phone system, wall mounted radiator, wood effect flooring, solid wooden doors to accommodation.

Kitchen/Diner 17'05 x 10'02 (5.31m x 3.10m)

The kitchen is fully fitted with matching wall and base units with complementary roll top work surface and inset one and a half sink and drainer, integrated appliances include - dish washer, washing machine and fridge/freezer, the 'Bosch' oven is built in with a four ring 'Bosch' hob and extractor over, tiled splash backs, cupboard housing combination boiler, double glazed sliding patio doors leading to south backing balcony, smooth ceiling with inset spotlights and cornice coving, space for a large table and six or more chairs, wood effect flooring.

South Backing Balcony

A complete sun trap with space for table and chairs, false grass to floor.

Bathroom 8'10 x 5'07 (2.69m x 1.70m)

Smooth ceiling with inset spotlights and cornice coving, fitted with a three piece suite comprising of a tiled bath with electric shower over, wash hand basin and low low w/c, heated towel rail, obscure double glazed window to side, extractor fan, tiled walls and flooring.



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