



London Road

Leigh-on-Sea

- SECOND FLOOR FLAT
- TWO BEDROOMS
- SOUTH FACING BALCONY
- NO ONWARD CHAIN



Guide Price £260,000

****LONG LEASE** **SOUTH FACING BALCONY**** Hair & Son are pleased to bring to market this well presented and spacious two bedroom second floor flat in this fantastic Leigh location close to all local amenities.





Hair & Son are pleased to bring to market this well presented and spacious two bedroom second floor flat in this fantastic Leigh location, with the benefit of a south facing balcony with estuary views.

Upon entering the property, you will find a secured entrance door that leads into a communal hallway. From the communal hallway, there are stairs that lead up to the second floor, providing access to the apartment. This arrangement ensures privacy and security for the residents of the building.

As you enter the property you are welcomed in to a wide and spacious hallway which has the benefit of storage cupboards. The further accommodation comprises of two double bedrooms, the main bedroom of which features a south facing balcony with fantastic views towards the estuary. Additionally you have a large bay fronted living room to the front of the property providing fantastic natural light. Furthermore you have a sizeable fitted kitchen with built in oven, hob and extractor and space for the necessary white goods, access to the rear is also



provided through the kitchen with a back door exiting to the stairwell. Lastly the property has a lovely three piece bathroom consisting of a bathtub, hand wash basin and a low level w/c.

Extremely well located close to all local amenities including shops, eateries, bus routes and within walking distance to Belfairs Woods and Leigh station.

INNER HALLWAY

21' 6" x 4' 2" (6.55m x 1.27m)



LIVING ROOM

15' 8" x 11' 6" (4.78m x 3.51m)

KITCHEN

13' 5" x 11' 5" (4.09m x 3.48m)

BEDROOM ONE

14' 9" x 12' 7" (4.5m x 3.84m)

BEDROOM TWO

13' 5" x 11' 8" (4.09m x 3.56m)



BATHROOM

6' 6" x 6' 5" (1.98m x 1.96m)

BALCONY

TENURE

Lease - 181 Years remaining.

Ground rent / Buildings Insurance and cleaning of shared area (stairs).

2022 £725

2023 £645

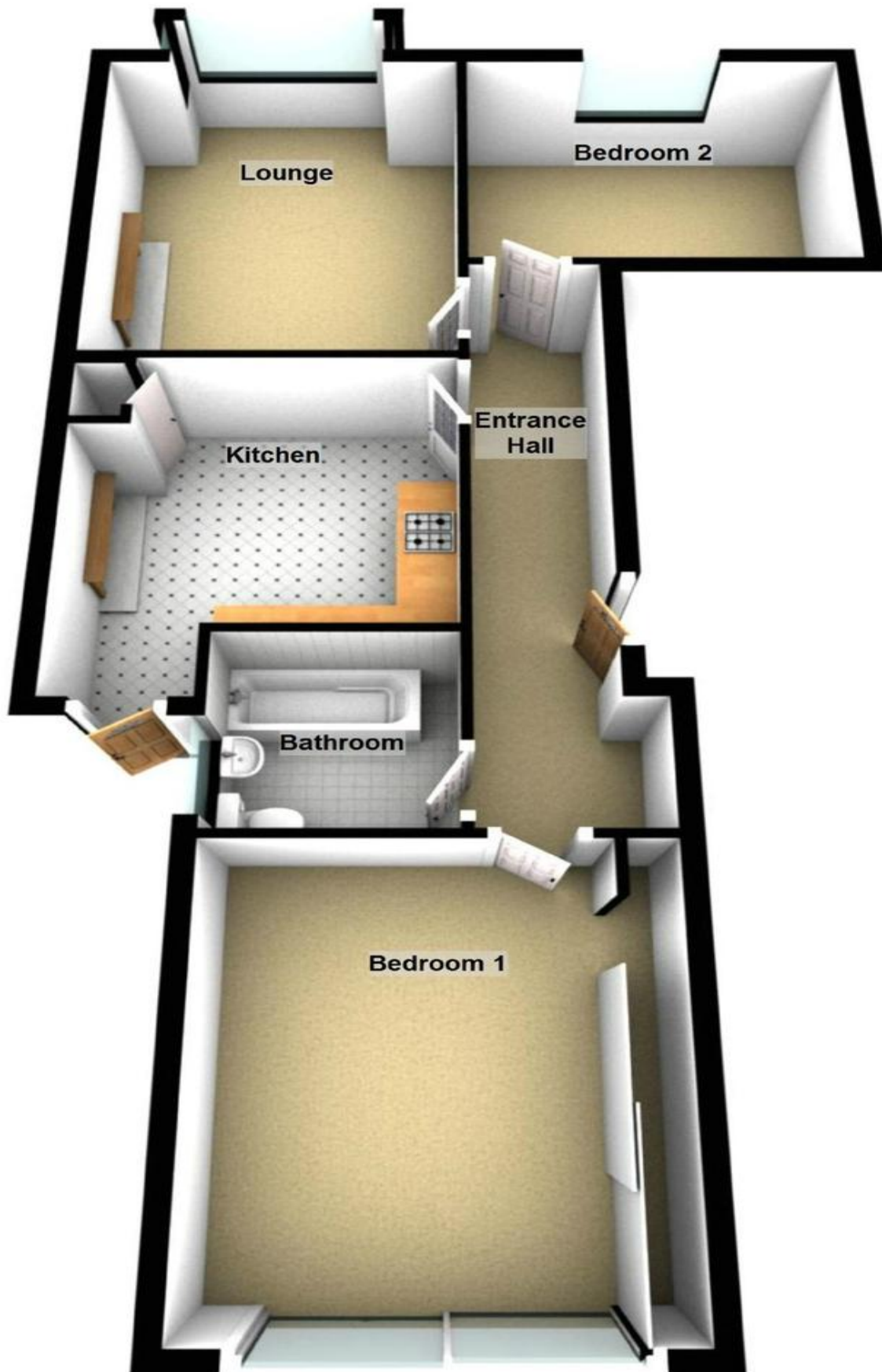
2024 due in next few months.

Council Tax Band - A

EPC Rating - D



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Regulated by RICS

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