

## London Road , Leigh-on-Sea SS9 2SE

- Two double bedroom ground floor flat
- Spacious lounge with small balcony
- In need of modernisation, has great potential throughout
  - Near Leigh Station
  - 140-year lease remaining
- Separate W/C and bathroom
- Undercover carport parking
- West Leigh School catchment
  - Communal gardens
  - No onward chain

**Guide Price £270,000 Leasehold**



**Location**

**Hallway**

**Lounge**

15'7 x 14'0

**Bedroom 1**

13'3 x 12'3

**Bedroom 2**

12'8 x 9'3

**Kitchen**

11'9 x 8'8

**Bathroom**

**W/c**

**Carport/Parking**

**Tenure**

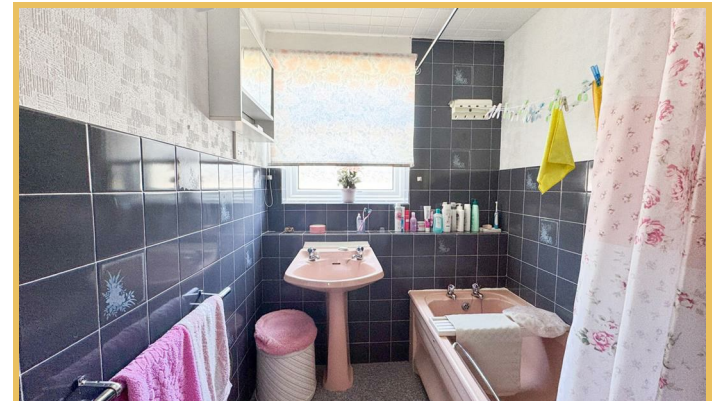
Lease Remaining - 140 years remaining

Service charge - £618.29 Half Yearly

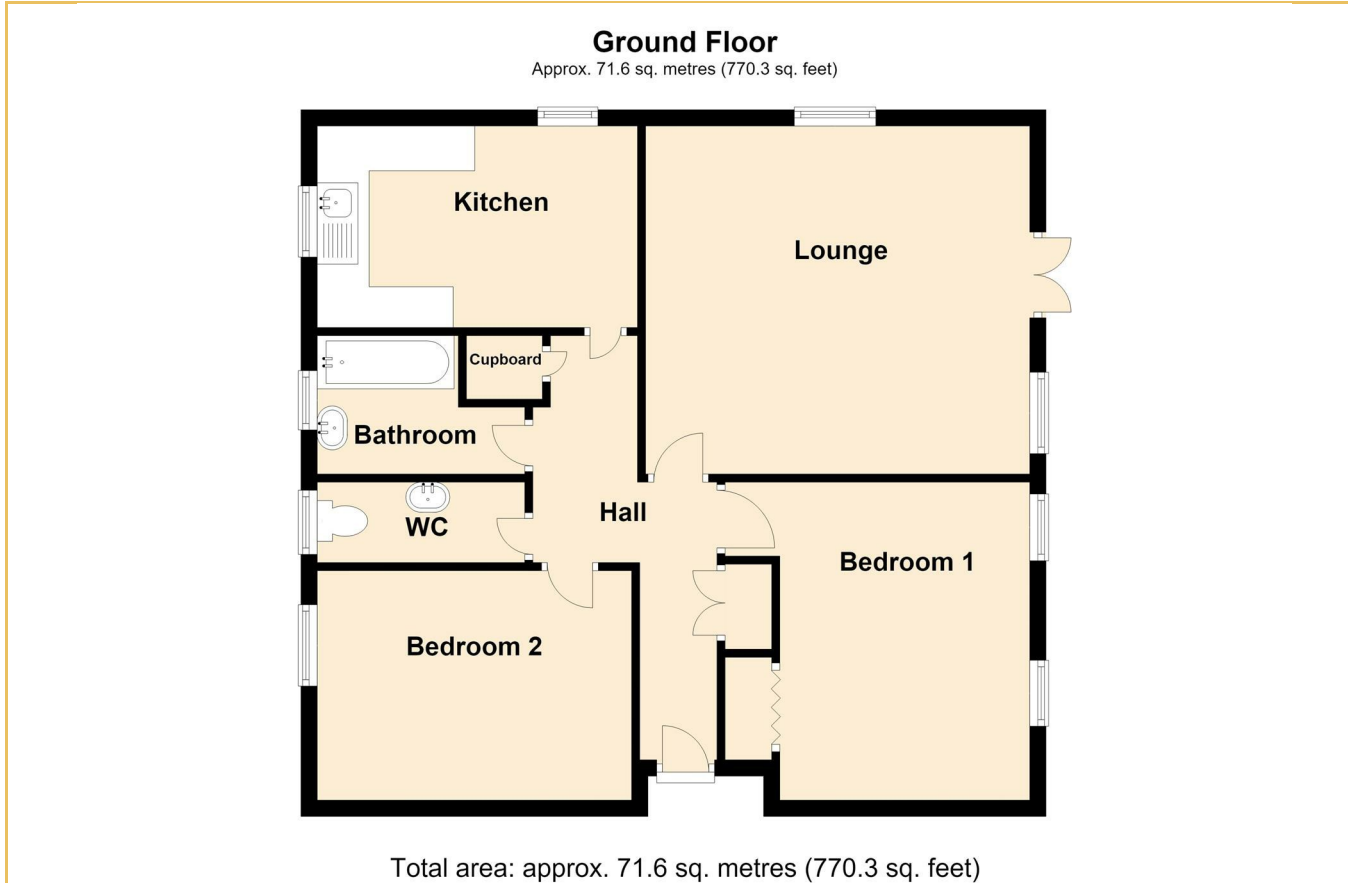
Buildings insurance - £649.72 Half Yearly

Ground rent - £13.13 Half Yearly





Local Authority  
Council Tax Band C  
EPC Rating E



**Sales Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 34 11 77  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.