



LONDON ROAD, ESSEX, SS9
£425,000 LEASEHOLD

TWO BEDROOM FIRST FLOOR APARTMENT WITHIN HISTORICAL BUILDING

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DESCRIPTION:

Winkworth Estate Agents are delighted to offer for sale this modern and contemporary two-bedroom first floor apartment with a bright and airy feel with its high ceilings, modern kitchen along with allocated parking. This beautiful apartment should be viewed to avoid disappointment.

The accommodation comprises of communal entrance to the ground and first floor with own hallway, lounge, kitchen, two bedrooms and modern bathroom to the first floor with balcony off both bedrooms and allocated parking space to the rear.

The property also benefits from modern electric heating and has UPVC double glazing all with new fitted shutters.

The property is ideally located for all local shops, schools and amenities whilst Leigh's bustling Broadway, mainline station with C2C services to London and other major transport links all being within easy reach.

Entrance Via: - Security entry phone system to communal entrance with modern glass and stainless-steel staircase rising to the first floor. Communal hallway with personal entrance door into: -

Entrance Hall - Entry phone system, doors leading to

Kitchen Area - 12'3 x 7'9 Double glazed window to the side. Down lighters, modern Caple stainless steel sink and drainer with mixer tap set in quartz work surfaces with up stands with modern fronted base, drawer and cupboard units with matching eye level wall cabinets with stainless steel fixings. Integrated four ring ceramic hob with oven below and extractor above, integrated washing machine, dishwasher and fridge freezer and laminate wood flooring. Stairs rising to landing with storage cupboards leading to: -

Lounge Area – 14'4 x 11'6 This room has a light and vibrant feel and comprises two sets of double-glazed windows to side. Modern electric

wall mounted heater and laminate wood flooring.

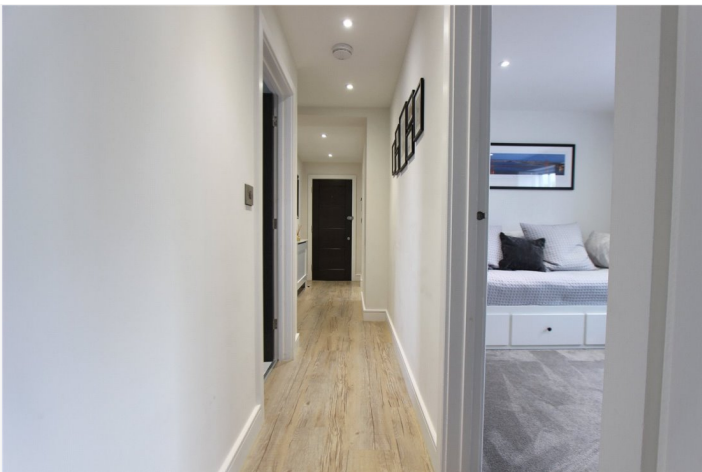
Bedroom One – 16'0 x 9'2- Double glazed window to the side aspect, fitted carpet, built in mirror fronted sliding wardrobe to one wall and modern electric wall mounted heater.

Bedroom Two – 10'6 x 8'3 - Double glazed window to the side aspect, fitted carpet and modern electric wall mounted heater

Bathroom - 7'6 x 5'7 Modern white suite with panelled bath with mixer tap with separate thermostatically controlled shower over, wash hand basin with monobloc tap and vanity unit below, close coupled WC. Fully tiled walls, heated towel rail, shaver point, down lighters and extractor.

Externally -

Parking - Situated to the rear of the property is gated secure and allocated parking space with further visitors' space.





TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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