

**404 London  
Egg Harbor Township, NJ 08234**

**Asking \$224,900.00**



**COMMENTS**

Sellers are offering Buyers an opportunity to purchase this second floor unit recently upgraded throughout and fully furnished. The current owners purchased the property seven years ago and have never ceased to improve the property. Most recent upgrades include vinyl plank flooring throughout, wood cabinetry, marble counters, tile backsplash, stainless steel refrigerator, cooktop electric stove with self cleaning oven, above stove microwave and fan, undercounter dishwasher, and ss deep sink with a Badger G/D. Adjacent to the kitchen is a custom wood counter / table with seating and storage underneath. At the second level main entrance there is a patio and porch that affords maximum privacy while allowing you to enjoy the daytime sun, sunset sky and evenings for entertaining. The location provides lots of open space, gentle breezes at the front of the complex. As you enter the foyer and living room you experience the open floor plan with cathedral ceiling and skylights while providing you the opportunity to enjoy the owner's attention to detail of the quality and design of the unit floorplan. Off the kitchen and dining area is a utility closet for additional storage with a hallway and closet where there is a GE stack clothes washer and dryer. The bathroom has a one piece bathtub and shower with a marble counter top and vanity. The main bedroom has a king size bed and a full wall closet. The second bedroom is used as a workout room and sitting area. There is a double door closet and a separate coat closet for good storage in the second bedroom. London Court II has a good size community center for special events. There is a gym with equipment, TV and free weights. There is a nice size pool and seating area for the summer season. London Court II is a very desirable Condominium community with pricing at great value within close proximity to shopping, restaurants, movie theaters and a short drive to the beaches, boardwalks and night life.

**PROPERTY DETAILS**

|                                      |  |                           |  |
|--------------------------------------|--|---------------------------|--|
| Exterior<br>Vinyl                    | ParkingGarage<br>None                            | OtherRooms<br>Dining Area | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Foyer<br>Kitchen Center Island<br>Skylight |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric | HotWater<br>Gas           | Water<br>Public Water  |
| Sewer                                |  |                           |  |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer



Ask for Michelle Benson  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mb@bergerrealty.com](mailto:mb@bergerrealty.com)

