



Turner



240 Leigh Road, Leigh-On-Sea, SS9 1BX

Offers Over £230,000



240 Leigh Road , Leigh-On-Sea, SS9 1BX

ARE YOU LOOKING FOR A TWO DOUBLE BEDROOM APARTMENT WITH PARKING AND SEAVIEW IN LEIGH?

Turner Sales are excited to be marketing this spacious modern interior apartment situated on Leigh Road which offers allocated parking, sea views and is in close proximity to mainline station, local shops, Leigh Broadway and the beach. Call us today on 0170 2710 555 to arrange a viewing.

Entrance

12' x 6'7 (3.66m x 2.01m)

Access via communal door to ground floor with stairs rising to second floor and entrance to flat.

Hallway

Coving to smooth ceiling, wall mounted entry phone system, cupboard housing water tank, carpet laid to floor, doors to accommodation.

Kitchen

10' x 6' (3.05m x 1.83m)

Fitted with matching wall and base units with rolled edge work tops and inset sink and drainer with mixer tap, built in oven and hob with extractor over, space for fridge/freezer and space and plumbing for washing machine, double glazed window to the front with views of the Estuary, tile effect flooring.





Lounge
 12'11 x 12'5 (3.94m x 3.78m)
 Double glazed window to the front with views of the Estuary, wall mounted heater, smooth ceiling with coving and carpet laid to floor.

Bathroom
 7'5 x 5'9 (2.26m x 1.75m)
 Fitted with a white three piece suite comprising panelled bath with shower overhead, pedestal wash hand basin and low level WC with push button, tiled walls

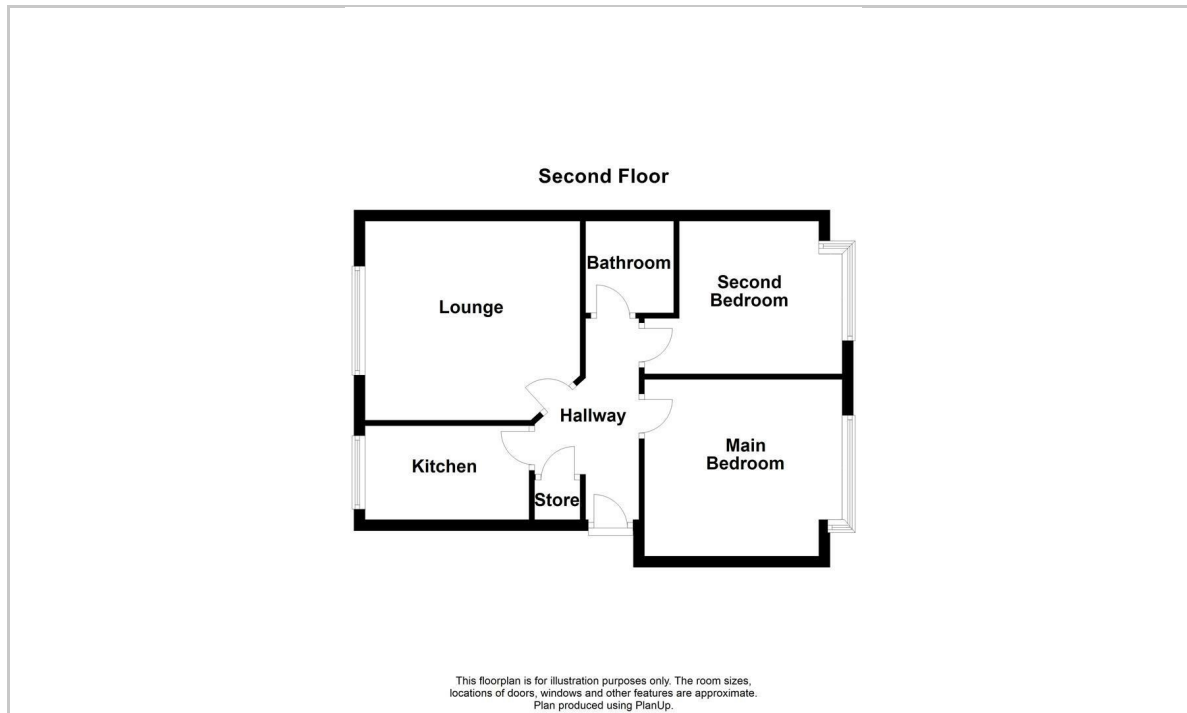


Main Bedroom
 11'4 x 10'3 (3.45m x 3.12m)
 Double glazed window to front, carpet laid to floor, range of fitted wardrobes to the expanse of one wall, coved ceiling, wall mounted electric heater, Carpet laid to floor.

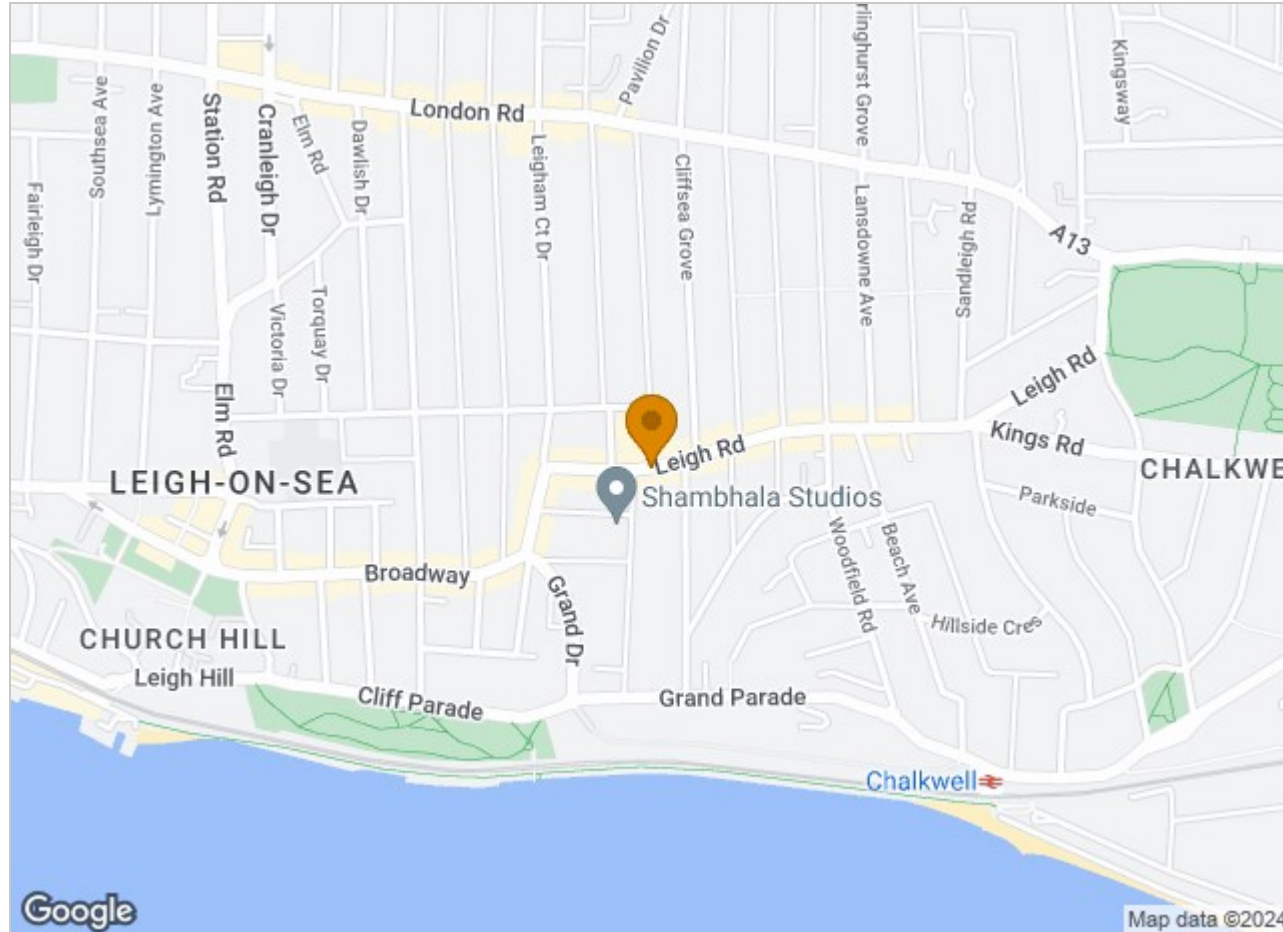
Second Bedroom
 10'7 x 8'11 (3.23m x 2.72m)
 Double glazed window to the rear with wall mounted heater beneath, coving to smooth ceiling and carpet laid to floor.

Parking
 There is an allocated parking space.

Agents Notes
 Advised by current owner...
 Lease length - 86 years
 Ground rent - £331 p/a (no longer doubling every 10 years due to Deed of Variation, just increasing with RPI)
 Estimated cost to extend lease by Section 42 (recommended by solicitors) - £13,000 - £15,000
 Buildings Insurance is £400 p/a Service Charge £1,200 p/a



Area Map



Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
Tel: 01702710555 Email: info@turnerestates.co.uk turnerestates.co.uk