

Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations

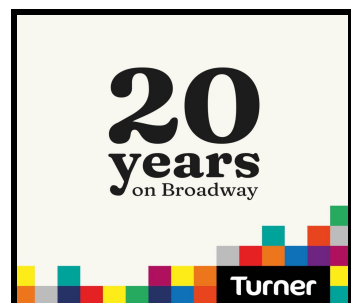
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Leigh On Sea
Open Plan Lounge Kitchen
Three Piece Bathroom
Short Walk to Leigh Broadway

Second Floor Flat
Garage
Close to Mainline Station

**Hampton Court, 57 Lymington Avenue,
Leigh On Sea, SS9 2AL**
£220,000



Turner Sales are looking forward to finding a new owner for this spacious one bedroom second floor flat. The property is situated only a stones throw from Rectory Grove, a short walk to mainline stations and only a couple of minutes from Leigh Broadway. Just some of the benefits include, no onward chain, garage, large open plan lounge and kitchen, spacious bedroom, three piece bathroom and double glazing throughout. Being offered with no onward chain, we urge potential buyers to call us today to arrange a viewing.

 1  1  1  C Council Tax Band : B



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Turner Sales & Lettings



Communal Entrance

Property Entrance

Kitchen/Lounge Diner
21'1" at furthest point x
11'6" reducing to 9'10"

Bedroom
13'10" x 10'3"

Bathroom
7'5" x 7'4"

Garage

Agents Notes

