

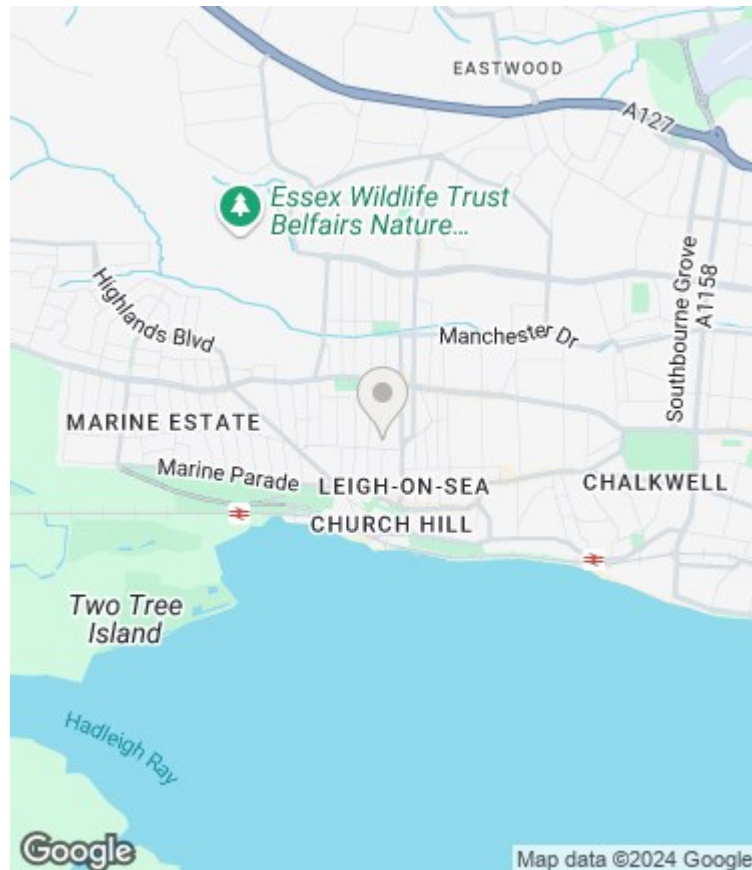
## Second Floor



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



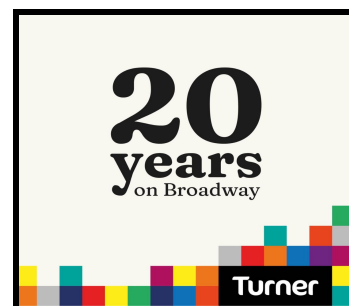
Leigh On Sea  
Open Plan Lounge Kitchen  
Three Piece Bathroom  
Short Walk to Leigh Broadway



Second Floor Flat  
Garage  
Close to Mainline Station



**Hampton Court, 57 Lymington Avenue,  
Leigh On Sea**  
**GUIDE PRICE £170,000 to £185,000**



\*\*\*MASSIVELY REDUCED PRICE TO SELL BY MOTIVATED VENDOR GUIDE PRICE £170,000 TO £185,000\*\*\*

BOOK WITH US NOW TO RESERVE YOUR PLACE IN OUR OPEN VIEWING EVENT SATURDAY 9TH NOVEMBER 1PM -230PM

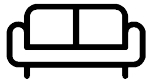
NO ONWARD CHAIN is offered with this one bedroom second floor apartment, a stones throw from Rectory Grove, and a short walk to the Train Station and the Broadway. Large Open Plan Lounge / Kitchen. CALL NOW TO VIEW



1



1



1



C

Council Tax Band : B



@turnersleigh



Turner Sales & Lettings



Communal Entrance  
Via communal door with secure entry system, opening to internal hallway with stairs to accomodation

Property Entrance  
Wooden front door opening to hallway, access to loft space with fitted ladder, electric heater fitted to wall, carpet laid to floor, doors to accommodation.

Kitchen/Lounge Diner  
21'1" at furthest point x 11'6" reducing to 9'10"  
Two UPVC double glazed windows to rear aspect, two electric heaters, and carpet to floor. The kitchen area has matching white upper and lower units and complementary worktop with stainless steel sink and drainer, Integrated electric hob with oven

below, space and plumbing for appliances, vinyl to floor

Bedroom  
13'10" x 10'3"  
UPVC double glazed window to front, fitted wardrobes with sliding doors to one wall, carpet to floor

Bathroom  
7'5" x 7'4"  
Comprising of three piece suite including Panel bath with shower on a riser, Hand basin on pedestal base, Low level w/c, heated towel rail, opaque UPVC double glazed window to front and vinyl to front.

Garage  
Brick built and located to the rear of the property, fitted with an up and over door.

Agents Notes

Approx. squared footage - 613ft/ 57m2  
Council Tax Band - B  
Ground - Nil  
Service Charge - £1000 per annum  
Lease length - 88 years