

Third Floor



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

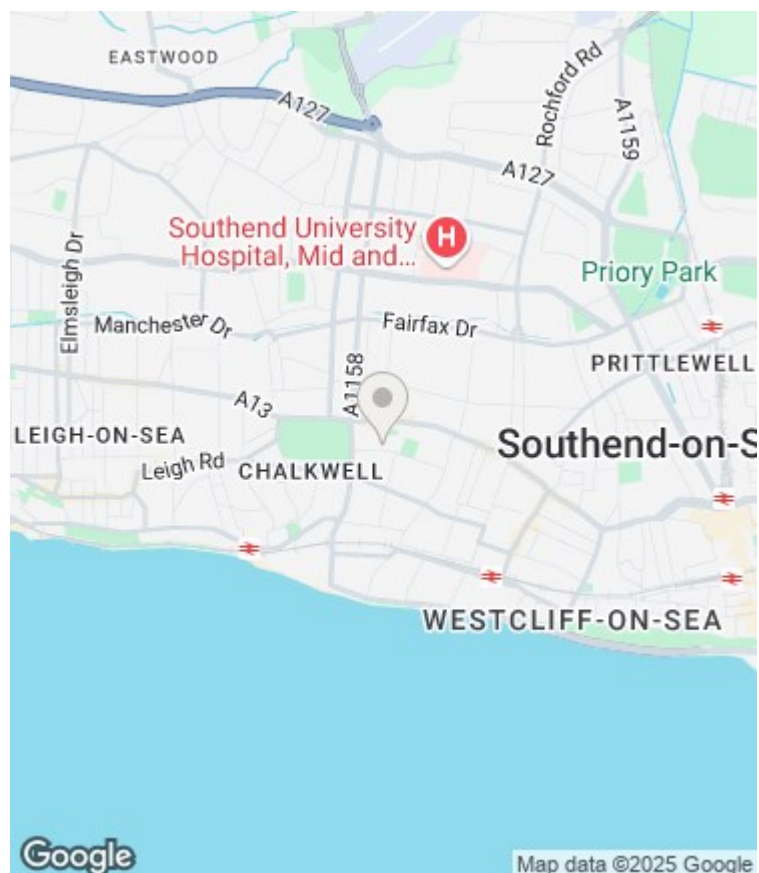
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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EXTREMELY SPACIOUS THIRD FLOOR
APARTMENT IN MODERN BLOCK

SHARE OF FREEHOLD

GREAT SIZE LOUNGE / DINER WITH BALCONY

ENSUITE TO MASTER BEDROOM

RESIDENTS PARKING



ESTUARY GLIMPSES FROM THE KITCHEN

LIFT TO ALL FLOORS

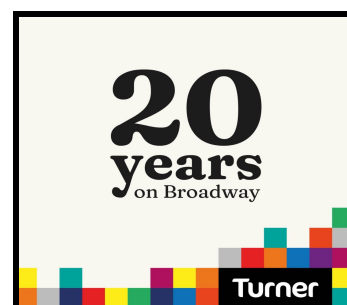
FITTED KITCHEN WITH APPLIANCES

COMMUNAL GARDENS

NO ONWARD CHAIN



**Osbourne House, 57 Imperial Avenue,
Westcliff-On-Sea
£267,500**



EXTREMELY SPACIOUS THIRD FLOOR APARTMENT IN MODERN BLOCK IN SOUGHT AFTER LOCATION, CLOSE TO AMENITIES, PARK AND RAIL STATION. Once inside the communal entrance hall, there are stairs and also a lift to all floors. A solid entrance door opens into the entrance hall with airing cupboard, vinyl flooring and coved cornice to artexed ceiling. The well appointed fitted kitchen has Estuary Glimpses, range of fitted high gloss eye and base level units with work surface over incorporating one and a half bowl ceramic sink unit, built in electric oven with four ring electric hob and extractor fan over, integrated fridge / freezer, microwave and washing machine, tiled splash backs and coved cornice to ceiling. The extremely spacious lounge / diner has double glazed French doors onto a balcony with views to rear, wall mounted electric heater and coved cornice to ceiling. There are two good size double bedrooms with the master being ensuite. A modern bathroom completes the accommodation with panelled bath, vanity wash hand basin and low level W.C. Externally there are well kept communal gardens and residents parking (not allocated)

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Council Tax Band :





ENTRANCE HALL
21'9" x 2'10"

BATHROOM
7'6" x 5'7"

LOUNGE / DINER
25'6"x 10'9" reducing to
7'5"

COMMUNAL GARDENS
RESIDENTS PARKING

FITTED KITCHEN
10'3" x 6'4"

SHARE OF FREEHOLD

BEDROOM ONE
11'7" x 10'4"

ENSUITE
5' x 4'11"

BEDROOM TWO
13'1" x 8'4"



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