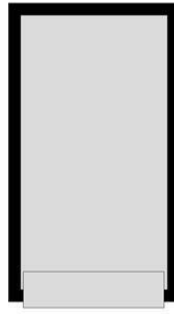


Garage



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.

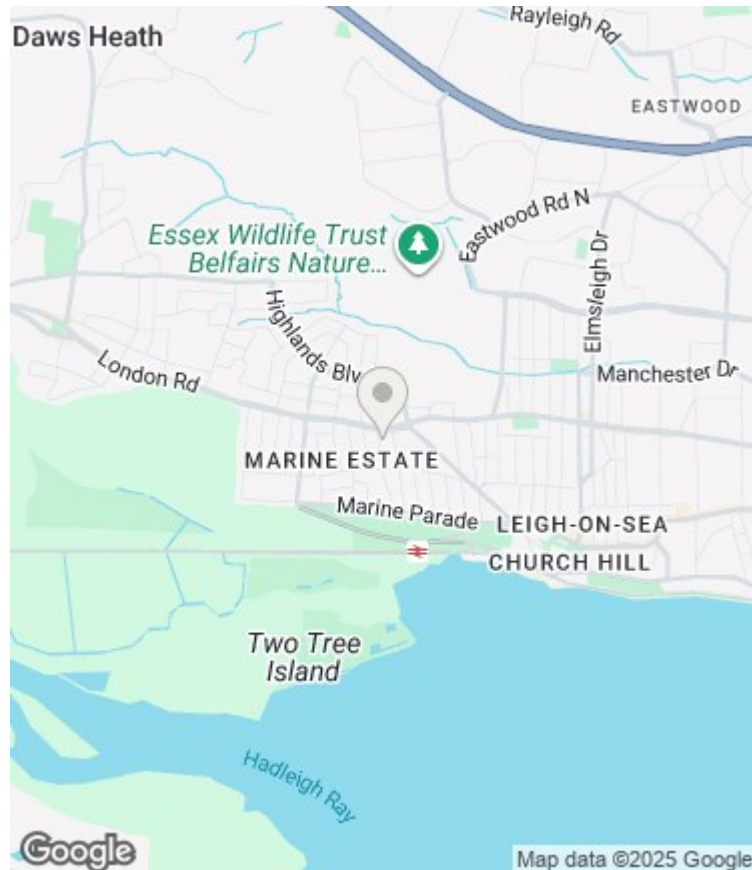
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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



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

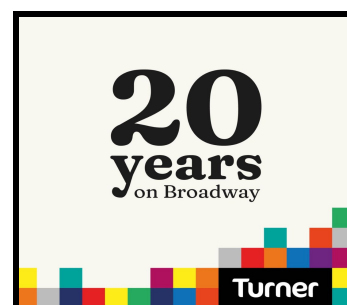


SOUGHT AFTER MARINE ESTATE LOCATION
VERY SPACIOUS GROUND FLOOR FLAT
HUGE LOUNGE / DINER WITH PICTURE WINDOW
GREAT SIZED COMMUNAL GARDENS
10 MINUTE WALK TO LEIGH STATION

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
FITTED KITCHEN
ALLOCATED GARAGE
20 MINUTE WALK FROM THE BROADWAY

Canvey Road, Leigh-On-Sea

OFFERS IN EXCESS OF £250,000



WHAT & WHERE - EXTREMELY SPACIOUS GROUND FLOOR APARTMENT ON SOUGHT AFTER MARINE ESTATE OFFERING EASY ACCESS TO LEIGH STATION, LONDON ROAD AND THE BROADWAY. WITH TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE / DINER WITH WEST FACING PICTURE WINDOW, FITTED KITCHEN, LARGE COMMUNAL GARDENS AND ALLOCATED GARAGE.

WHY - PERFECT FOR SOMEONE LOOKING TO GET A FOOT ON THE PROPERTY LADDER, SOMEBODY LOOKING TO DOWNSIZE OR AN INVESTMENT PURCHASE. OFFERING SOMETHING FOR EVERYBODY AND OFFERED WITH NO ONWARD CHAIN, WE HIGHLY RECOMMEND AN EARLY INSPECTION.

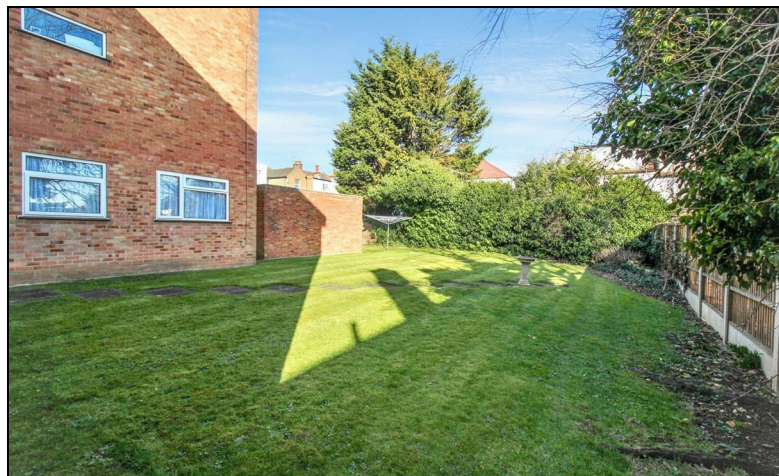
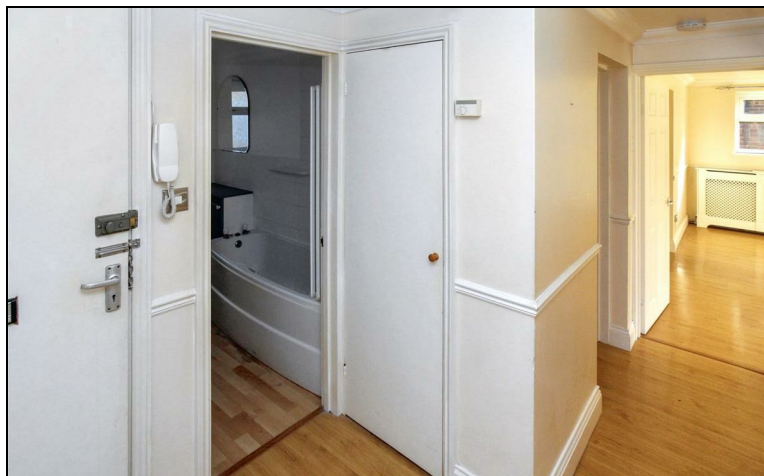
 2

 1

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 D

Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL
 3.73m x 1.85m reducing to
 1.80m (12'3" x 6'1"
 reducing to 5'11")

LOUNGE / DINER
 5.18m x 4.24m (17' x
 13'11")

FITTED KITCHEN
 3.68m x 2.67m (12'1" x
 8'9")

BEDROOM ONE
 4.24m x 3.71m (13'11" x
 12'2")

BEDROOM TWO
 3.68m x 2.64m (12'1" x
 8'8")

BATHROOM
 2.77m x 1.40m (9'1" x
 4'7")

COMMUNAL GARDENS

GARAGE IN BLOCK

GUEST PARKING

MARINE ESTATE LOCATION

AGENT NOTES

Lease - 147 years
 remaining

Service Charge - £1,100
 per annum

Ground Rent - £50 per
 annum

Buildings Insurance -
 Approx. £410 per annum

*Please note the above has
 been supplied by the sellers
 and not verified by a
 solicitor*

