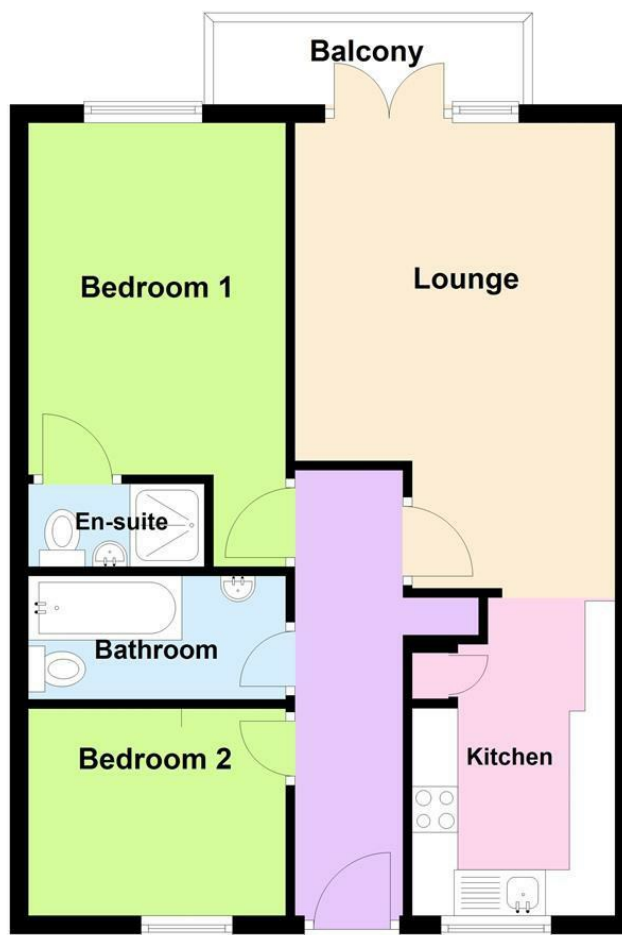


# First Floor



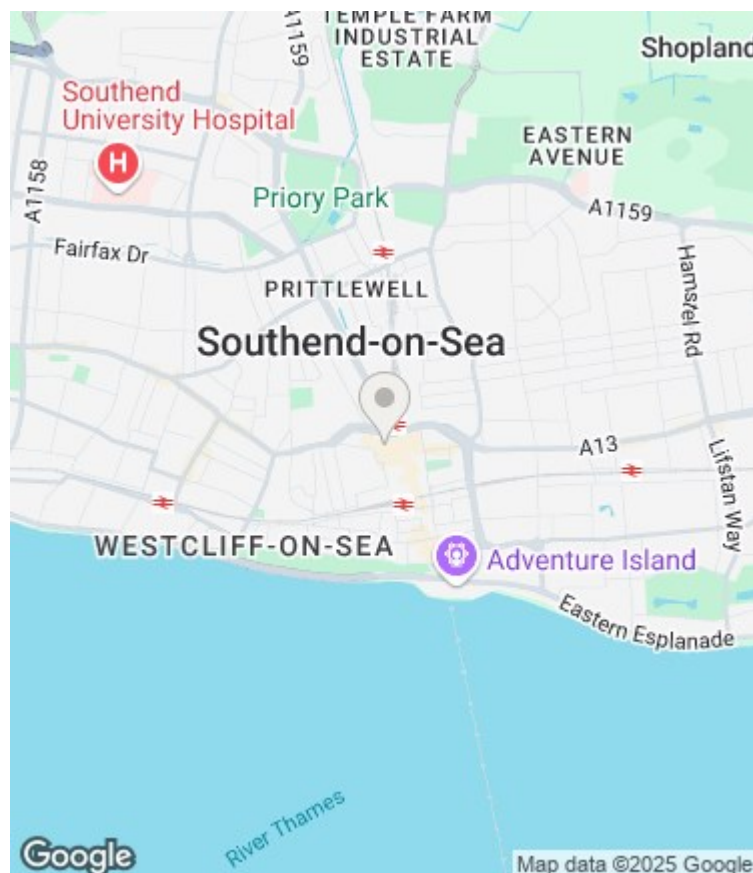
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

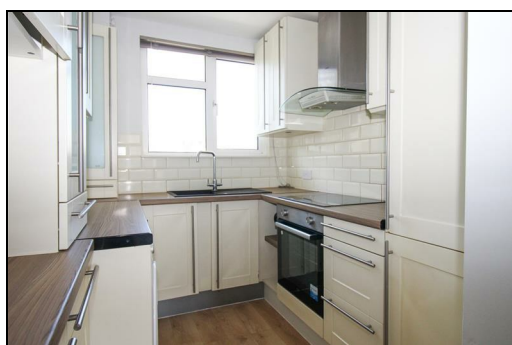
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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**



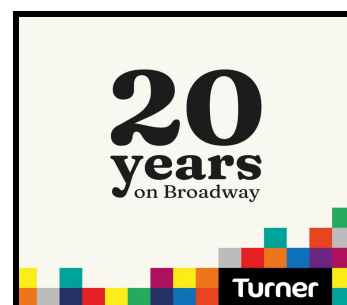


TWO DOUBLE BEDROOMS  
GARAGE  
CLOSE TO CHALKWELL PARK  
NEWLY REFURBISHED  
NO ONWARD CHAIN

BATHROOM PLUS EN-SUITE  
GATED COMMUNAL PARKING  
LONG LEASE  
DOUBLE GLAZED  
CLOSE TO LOCAL SHOPS AND AMENITIES

**London Road, Westcliff-On-Sea**

**£190,000**





WHAT AND WHERE - SITUATED CLOSE TO CHALKWELL PARK ON THE LONDON ROAD THE LOCATION OF THIS PROPERTY OFFERS EXCELLENT ACCESS TO LOCAL AMENITIES AND TRAVEL ROUTES, AS WELL AS BEING IN CLOSE PROXIMITY TO MAINLINE TRAIN STATIONS. THIS NEWLY REFURBISHED FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT OFFERS OPEN PLAN KITCHEN/LOUNGE WITH BALCONY, MAIN THREE PIECE BATHROOM AND EN-SUITE TO BEDROOM ONE. ALSO WITH THE ADDED BENEFITS OF SECURE GATED ACCESS, GARAGE, COMMUNAL PARKING AND A LONG LEASE.

WHY - THE PERFECT OPPORTUNITY TO BE ABLE MOVE STRAIGHT IN TO A NEWLY REFURBISHED PROPERTY THAT HAS NO ONWARD CHAIN AND A LONG LEASE, IDEAL FOR FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

 2  2  1  D Council Tax Band : B



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ENTRANCE HALL  
15'7" x 11'8"

LOUNGE  
14'2" x 10'9"

KITCHEN  
10'5" x 7'2"

BEDROOM ONE  
10'8" x 8'11"

ENSUITE  
5'8" x 11'6"

BEDROOM TWO  
8'10" x 7'8"

BATHROOM  
7'9" x 4'4"

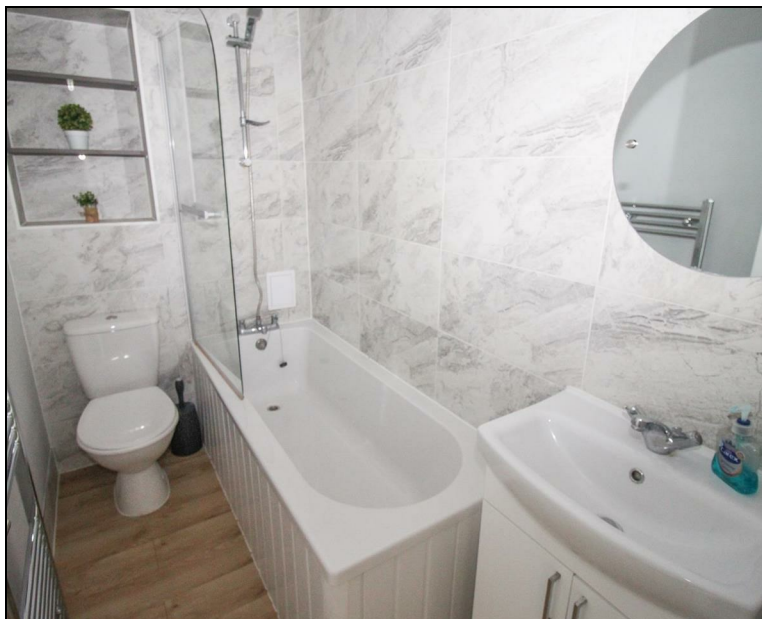
BALCONY

GARAGE

COMMUNAL PARKING

AGENTS NOTES  
REMAINING LEASE  
LENGTH - 137  
SERVICE CHARGE £1920  
per annum  
GROUND RENT - £50 per  
annum

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



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

