

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.

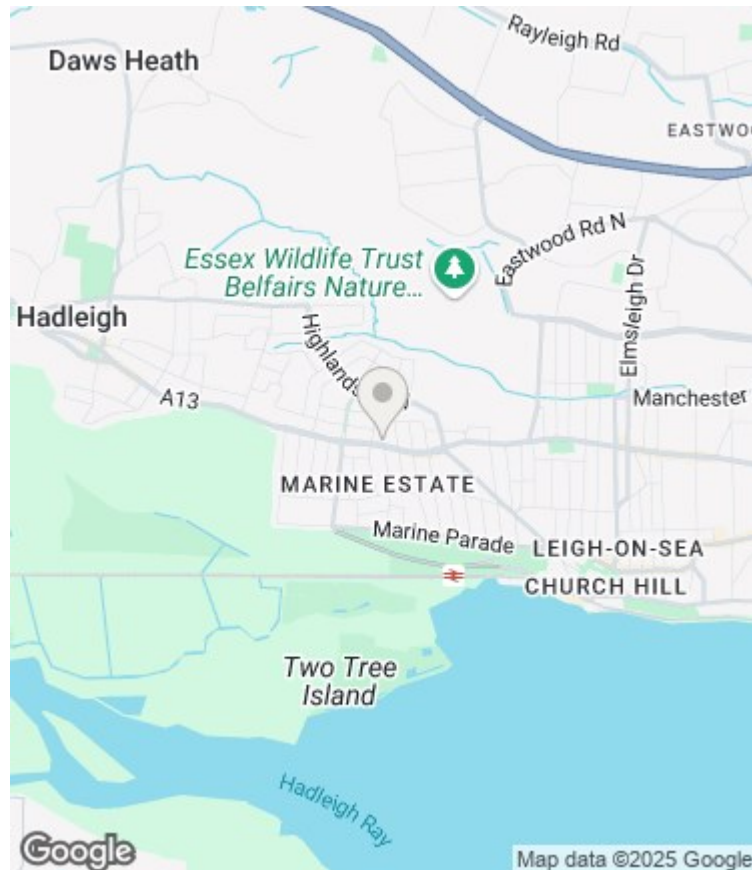
Energy Efficiency Rating

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

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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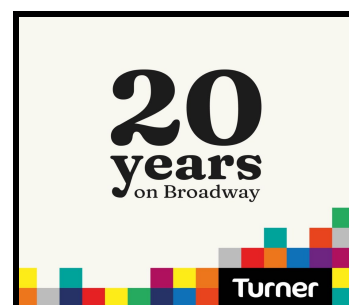


NO ONWARD CHAIN
TWO BEDROOMS
SPACIOUS BATHROOM
WALKABLE TO LEIGH BROADWAY & LEIGH &
CHALWELL STATION
CLOSE TO CHALKWELL PARK

GROUND FLOOR FLAT
OPEN PLAN LOUNGE / KITCHEN
COMMUNAL PARKING
GREAT FIRST TIME OR INVESTMENT PURCHASE
LONG LEASE

London Road, Leigh On Sea, Essex

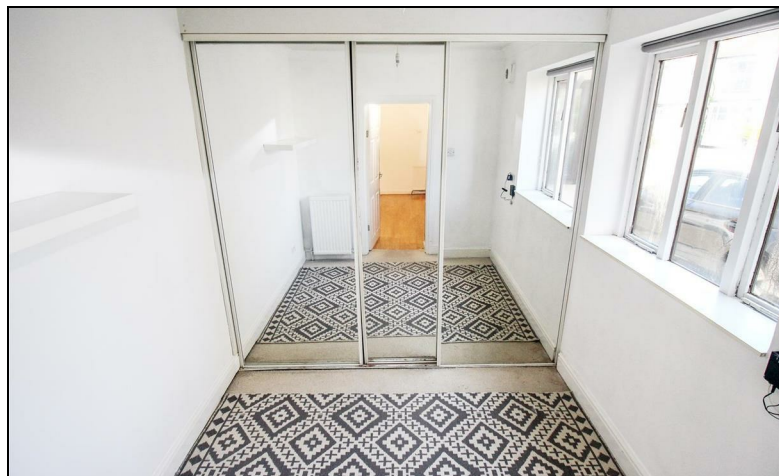
£215,000



WHAT & WHERE - LOCATED CLOSE TO CHALKWELL PARK AND WITHIN WALKABLE DISTANCE OF LEIGH BROADWAY, LEIGH STATION & CHALKWELL STATION IS THIS TWO BEDROOM GROUND FLOOR FLAT BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. WITH AN OPEN PLAN KITCHEN / LOUNGE, SPACIOUS BATHROOM AND COMMUNAL PARKING TO REAR.

WHY - WITHIN ACCESS OF ALL LOCAL TRANSPORT LINKS AND BENEFITTING FROM NO ONWARD CHAIN, THIS GROUND FLOOR FLAT, WOULD BE IDEAL FOR SOMEONE LOOKING TO GET A FOOT ON THE PROPERTY LADDER OR AN INVESTMENT PURCHASE.

 2  1  1  D Council Tax Band : A



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ENTRANCE HALL
19'10" maximum x 3'8"
(6.05m maximum x
1.12m)

OPEN PLAN LOUNGE /
KITCHEN
15'1" x 12'6" (4.60m x
3.81m)

BEDROOM ONE
12'10" reducing to 8'1" x
11' (3.91m reducing to
2.46m x 3.35m)

BEDROOM TWO
9'2" x 7'11" (2.79m x
2.41m)

BATHROOM
11' x 4'3" (3.35m x
1.30m)

COMMUNAL PARKING
LONG LEASE

CLOSE TO BROADWAY &
LEIGH STATION

AGENTS NOTE
LEASE LENGTH - 151 years
from 15th July 2015
GROUND RENT -
Peppercorn
SERVICE CHARGE - £378

per annum

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



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01702 710555

