

First Floor



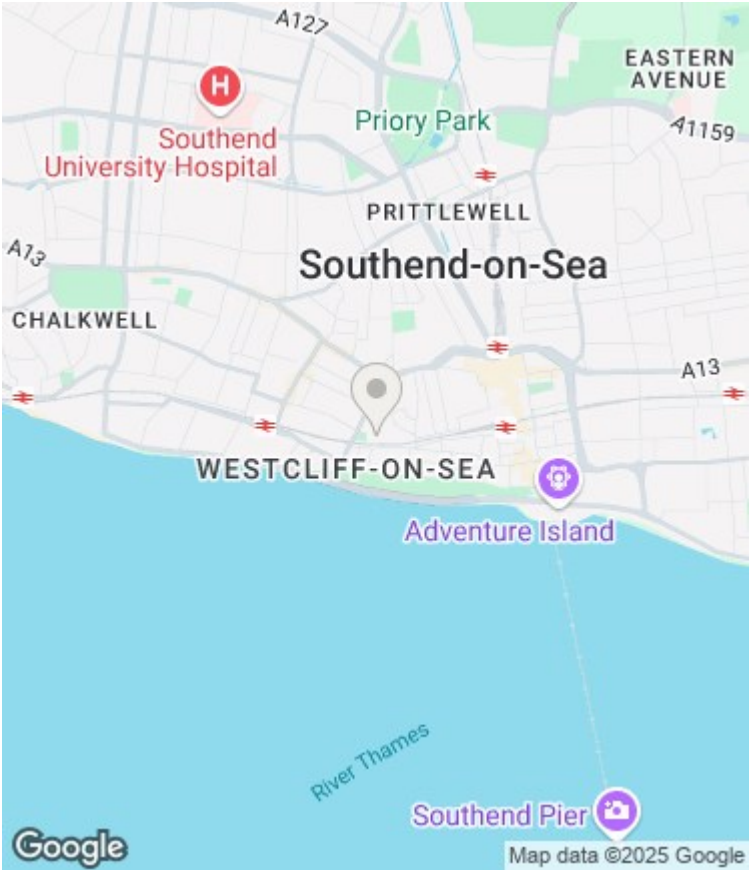
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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>	<b>70</b>	<b>79</b>
(55-68) <b>D</b>		
(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



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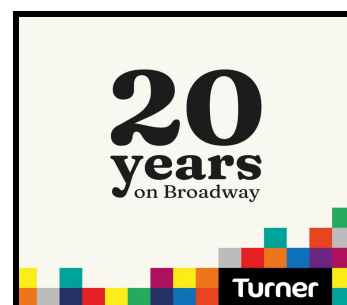


SOUGHT AFTER MILTON CONSERVATION AREA  
NO ONWARD CHAIN  
FITTED KITCHEN / BREAKFAST ROOM  
COMMUNAL REAR GARDEN  
CLOSE TO WESTCLIFF, SOUTHEND CENTRAL AND  
SOUTHEND VICTORIA STATIONS

GENEROUSLY PROPORTIONED FIRST FLOOR FLAT  
LARGE LOUNGE / DINER  
DOUBLE BEDROOM  
RESIDENTS PARKING  
SHORT WALK TO THE SEAFRONT, CLIFFS PAVILION  
AND SHOPPING CENTRE

**27 St. Vincents Road, Westcliff-On-Sea**

**£220,000**





WHAT & WHERE - PERFECTLY PLACED FOR COMMUTER LINKS, LOCAL SHOPS AND RESTAURANTS, CLIFFS PAVILION AND THE SEAFRONT THIS EXCEPTIONALLY SPACIOUS FIRST FLOOR FLAT IN THE SOUGHT AFTER MILTON CONSERVATION AREA. WITH HIGH CEILINGS, COMMUNAL REAR GARDEN, RESIDENTS PARKING, LARGE LOUNGE AND FITTED KITCHEN/BREAKFAST ROOM, WE URGE AN EARLY VIEWING APPOINTMENT.

WHY - GREAT FOR A YOUNG PROFESSIONAL, DUE TO ITS CLOSE PROXIMITY TO NUMEROUS TRAIN STATION, AN IDEAL FIRST STEP ONTO THE PROPERTY LADDER OR A BUY TO LET INVESTMENT.

 1  1  1  C

Council Tax Band : A



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Turner Sales & Lettings



RESIDENTS PARKING  
COMMUNAL ENTRANCE

LOUNGE  
18'4" into bay x 13'9"  
(5.61 into bay x 4.21)

KITCHEN/BREAKFAST  
ROOM  
12'2" max x 11'11" max  
(3.72 max x 3.65 max)

INNER LOBBY  
5'5" x 4'9" (1.67 x 1.46)

BATHROOM  
7'10" x 4'9" (2.40 x 1.46)

BEDROOM  
13'10" max x 10'11" (4.22  
max x 3.35)

COMMUNAL GARDEN

AGENTS NOTES  
LEASE DETAILS:

Lease: 165 years from  
25.10.2012  
Ground Rent £50 per  
annum

Please note there are three  
parking spaces for the five  
flats, parking is on a first  
come first serve basis with  
a maximum of one car per

flat.

THE ABOVE INFORMATION  
HAS BEEN SUPPLIED BY  
THE SELLER AND NOT  
VERIFIED BY A SOLICITOR



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

01702 710555

