

## Second Floor



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

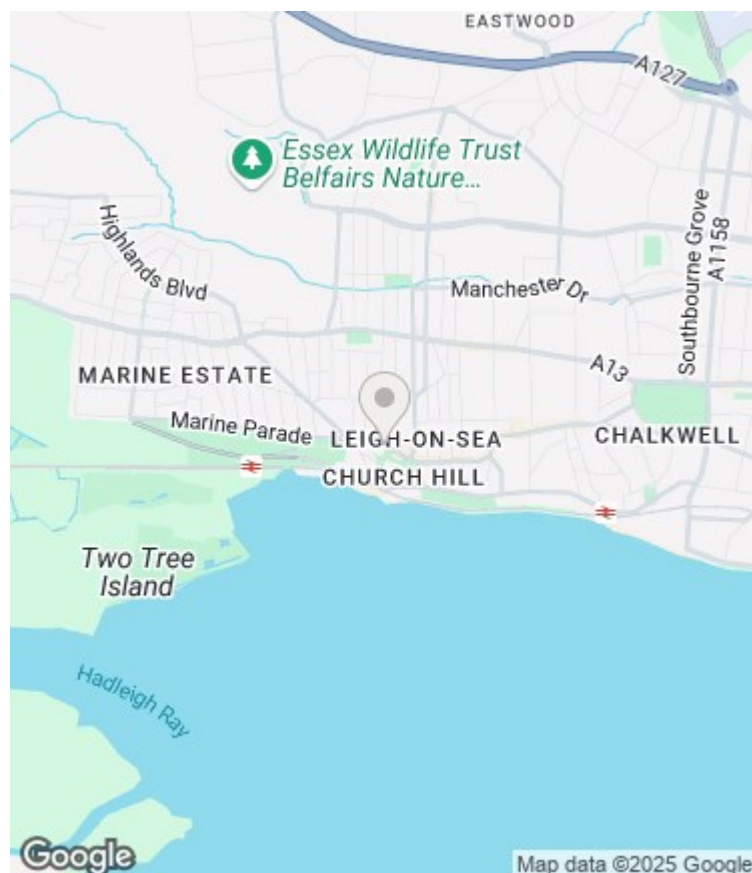
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</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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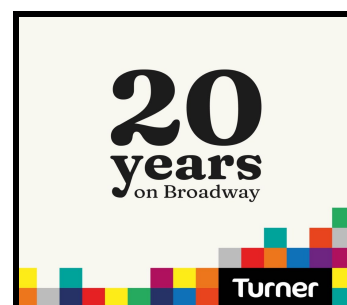
SOUGHT AFTER BROADWAY LOCATION  
SECOND FLOOR APARTMENT

MODERN FITTED KITCHEN WITH APPLIANCES  
DOUBLE BEDROOM WITH ESTUARY VIEWS  
ELECTRIC HEATING

SUPERB ESTUARY VIEWS  
SPACIOUS LOUNGE / DINER WITH ESTUARY VIEWS  
LARGE UTILITY CUPBOARD  
RE-FITTED SHOWER ROOM  
VIEWING AN ABSOLUTE MUST

**Broadway West, Leigh-On-Sea**

**£225,000**



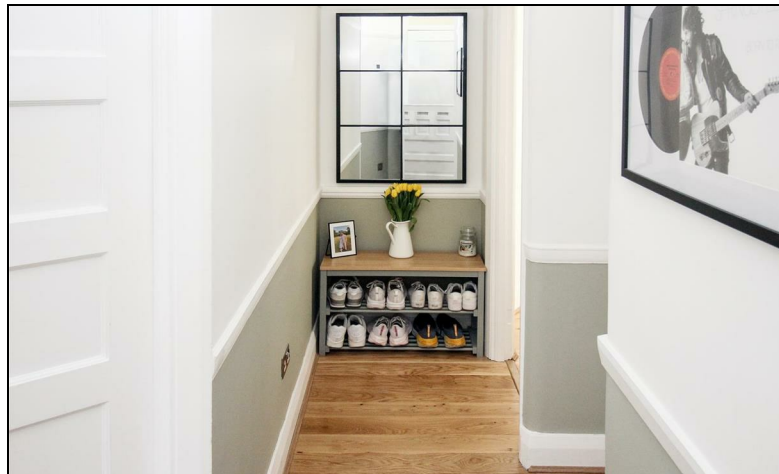


WHAT & WHERE - LOCATED ON THE BROADWAY WITH IT'S RANGE OF FASHIONABLE BARS, RESTAURANTS AND BOUTIQUES, THIS WELL PRESENTED SECOND FLOOR FLAT, ENJOYING ESTUARY VIEWS FROM THE LOUNGE AND BEDROOM. OFFERING EASY ACCES TO LEIGH STATION, MAKING IT PERFECT FOR THE COMMUTER, AS WELL AS SOMEONE LOOKING TO BUT THEIR FIRST HOME.

WHY - PERFECT FOR SOMEONE LOOKING TO GET ON THE PROPERTY LADDER, OR AS A BUY TO LET INVESTMENT. THE LOCATION IS PERFECT TO ENJOY ALL THE BENEFITS, LEIGH ON SEA HAS TO OFFER. VIEWING IS HIGHLY RECOMMENDED.

 1  1  1  D

Council Tax Band : A

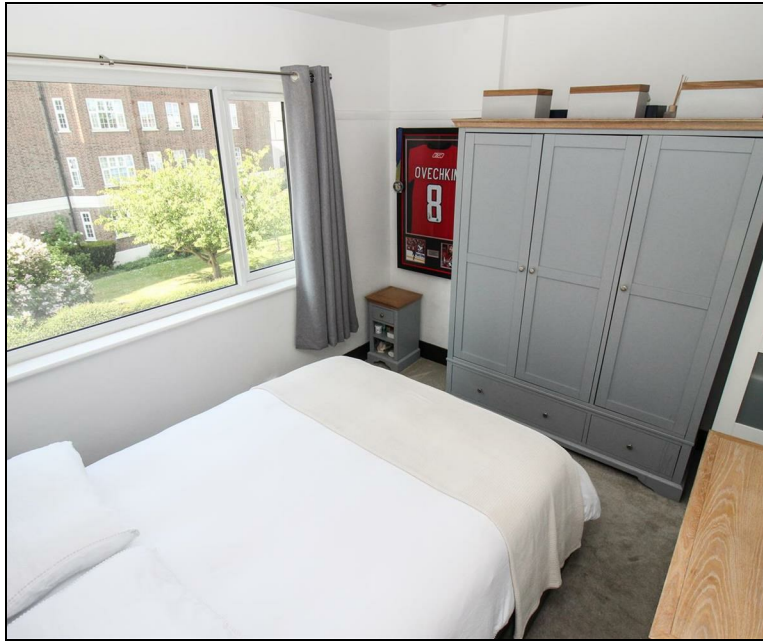


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#### ENTRANCE HALL

#### LOUNGE

4.65 max x 3.10 max  
(reducing to 2.30) (15'3"  
max x 10'2" max  
(reducing to 7'6"))

#### KITCHEN

1.79 max x 2.75 max  
(5'10" max x 9'0" max)

#### BEDROOM

3.40 x 3.05 (11'1" x  
10'0")

#### BATHROOM

1.79 max x 1.69 max  
(5'10" max x 5'6" max)

#### UTILITY CUPBOARD

1.39 x 0.83 (4'6" x 2'8")

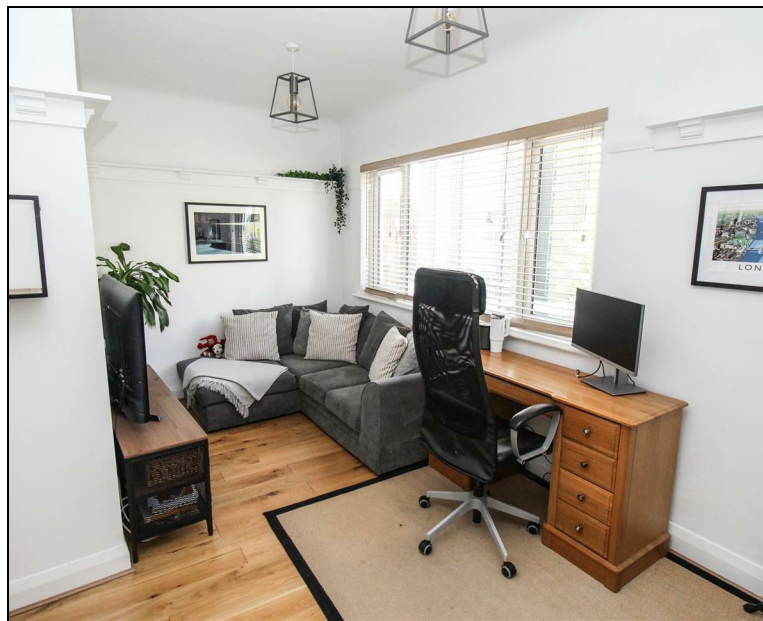
#### AGENTS NOTES

#### LEASEHOLD DETAILS

LEASE - 125 YEARS FROM  
29.09.1992

GROUND RENT £75 P.A  
CURRENT SERVICE  
CHARGE £145.00 PCM

PLEASE NOTE - THIS  
INFORMATION HAS BEEN  
SUPPLIED BY THE SELLER  
AND NOT VERIFIED BY A  
SOLICITOR.



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