

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.

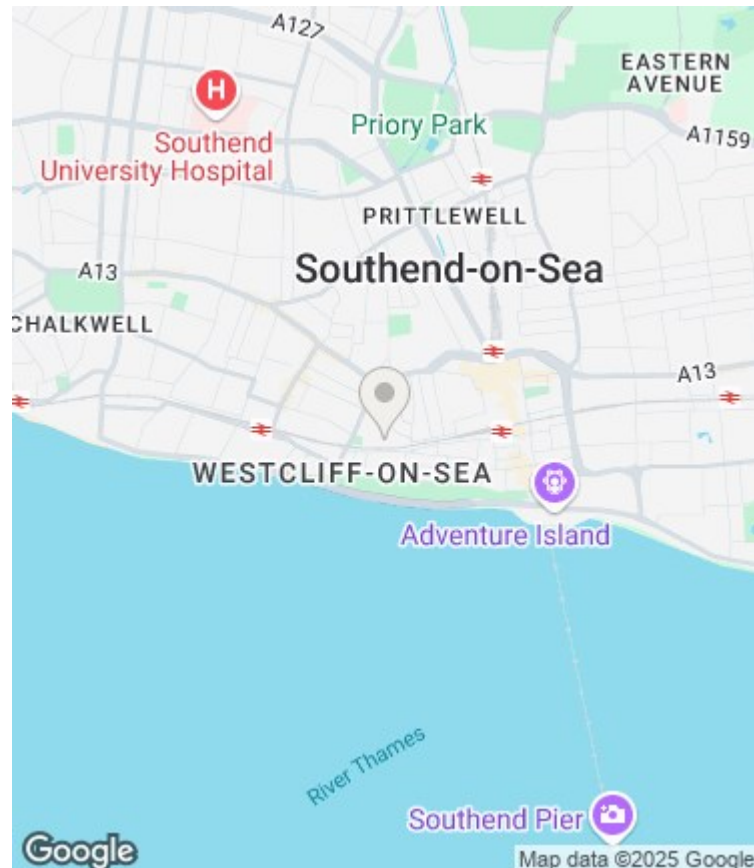
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	

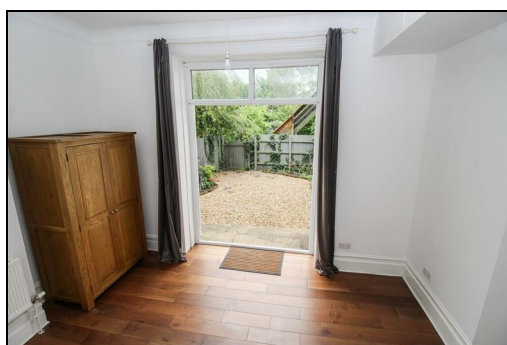
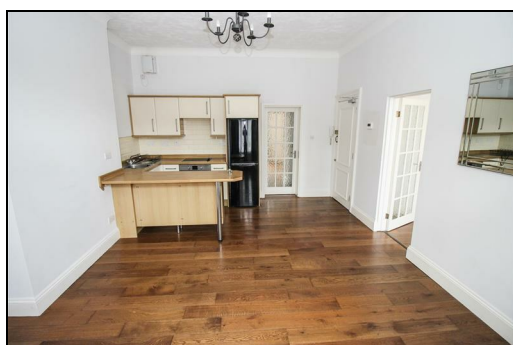
Viewing

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



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

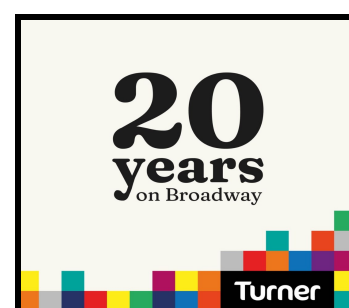


SOUGHT AFTER MILTON CONSERVATION AREA
GROUND FLOOR FLAT
OWN PRIVATE REAR GARDEN
CLOSE TO WESTCLIFF, SOUTHEND CENTRAL AND
VICTORIA STATIONS
OPEN PLAN KITCHEN / LIVING ROOM

NO ONWARD CHAIN
TWO BEDROOMS
BEDROOM ONE HAS FRENCH DOORS ONTO GARDEN
SHORT WALK TO THE SEAFRONT, CLIFFS PAVILION
AND SHOPPING CENTRE
IDEAL FIRST TIME BUY / INVESTMENT PURCHASE

St. Vincents Road, Westcliff-On-Sea

£240,000



WHAT & WHERE - PERFECTLY PLACED FOR COMMUTER LINKS, LOCAL SHOPS AND RESTAURANTS, CLIFFS PAVILION AND THE SEAFRONT THIS TWO BEDROOM GROUND FLOOR FLAT IN THE SOUGHT AFTER MILTON CONSERVATION AREA. WITH HIGH CEILINGS, PRIVATE REAR GARDEN, RESIDENTS PARKING AND OPEN PLAN KITCHEN/LIVING 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.

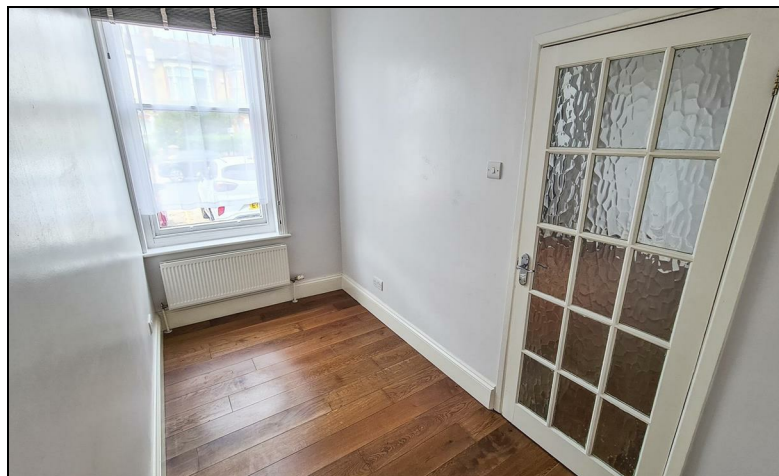
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 1

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 C

Council Tax Band : A



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KITCHEN / LIVING ROOM
5.61m into bay x 4.14m
(18'5" into bay x 13'7")

BEDROOM WITH FRENCH DOORS
4.52m x 3.20m plus
recess (14'10" x 10'6"
plus recess)

BATHROOM
2.46m x 1.47m (8'1" x
4'10")

INNER LOBBY
1.50m x 1.50m (4'11" x
4'11")

PRIVATE REAR GARDEN
7.62m x 5.18m (25' x
17')

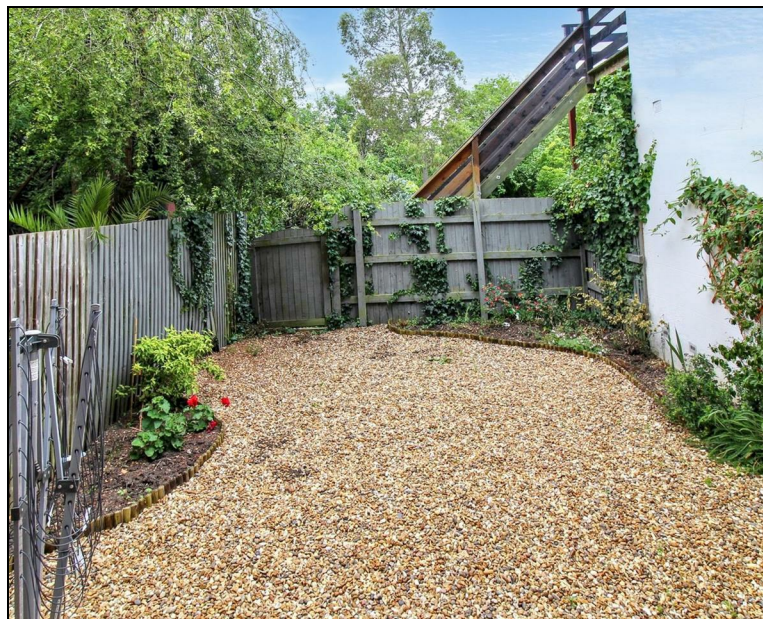
RESIDENTS PARKING
NO ONWARD CHAIN
MILTON CONSERVATION AREA

AGENTS NOTE
LEASEHOLD DETAILS:

LEASE: 173 years from
25.10.2012

GROUND RENT £50 PA

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



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