

## FIRST FLOOR



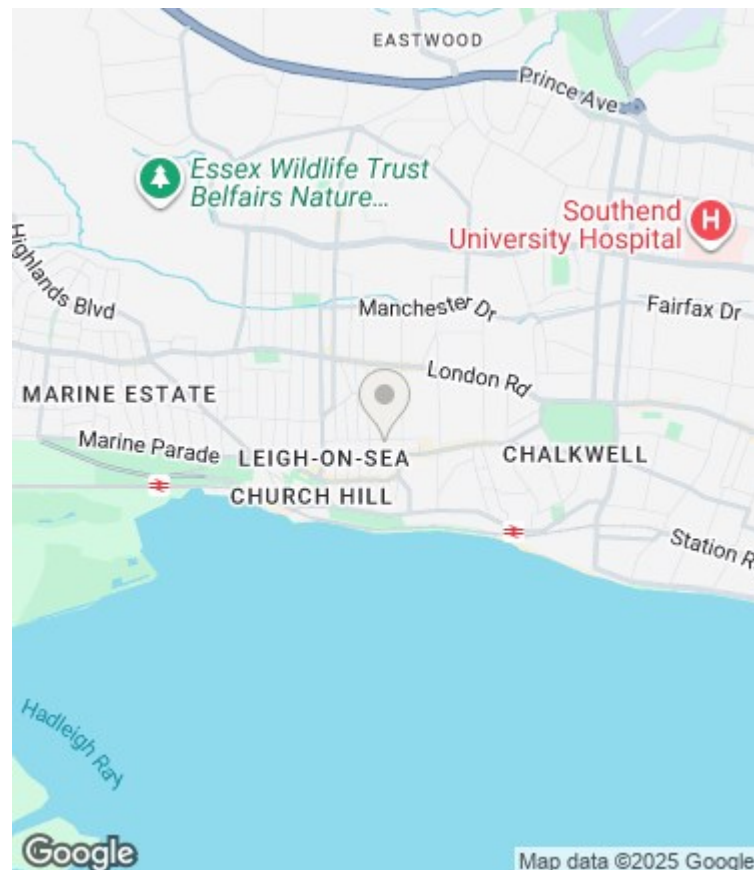
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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	

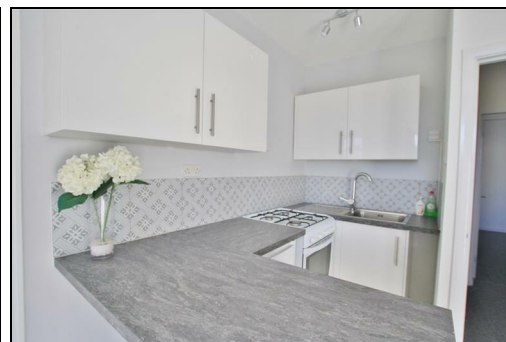
Viewing

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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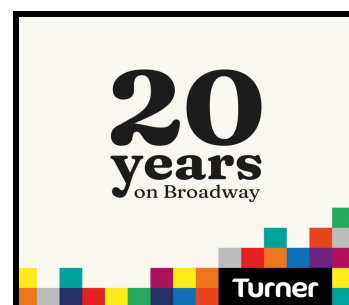


CENTRAL LEIGH LOCATION  
SHARE OF FREEHOLD  
BEING SOLD WITH TENANT IN SITU  
KITCHEN / LIVING ROOM  
WELL PRESENTED THROUGHOUT

CLOSE TO BROADWAY  
FIRST FLOOR FLAT  
DOUBLE BEDROOM  
SHOWER ROOM  
IDEAL INVESTMENT PURCHASE

**Pall Mall, Leigh-On-Sea**

**£175,000**

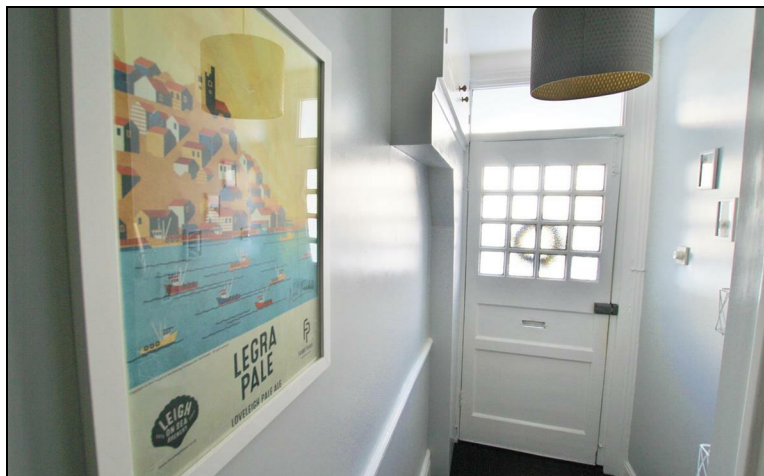




WHAT & WHERE - LOCATED IN THE HEART OF LEIGH AND JUST A SHORT WALK FROM THE BROADWAY, THIS WELL PRESENTED FIRST FLOOR FLAT WITH THE BENEFIT OF SHARE OF FREEHOLD. BEING SOLD WITH A TENANT IN SITU, THE FLAT REPRESENTS AN IDEAL INVESTMENT OPPORTUNITY.

WHY - WITH A TENANT IN SITU, THE FLAT PRESENTS AN IDEAL INVESTMENT OPPORTUNITY.

 1  1  1  E Council Tax Band : A



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HALLWAY

KITCHEN / LIVING ROOM  
5.89m x 3.35m (19'4" x 11')

BEDROOM  
3.58m x 3.28m (11'9" x 10'9")

SHOWER ROOM

CENTRAL LEIGH  
LOCATION

SHARE OF FREEHOLD

TENANT IN SITU

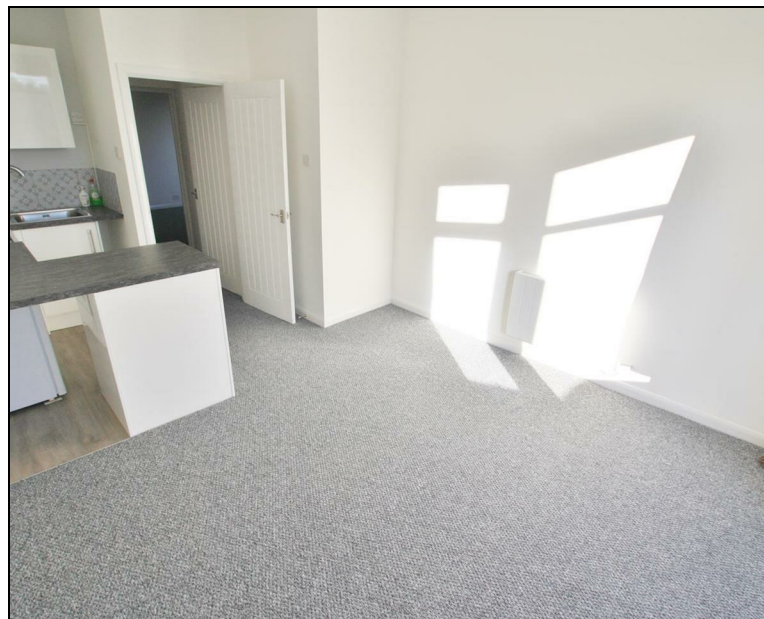
IDEAL INVESTMENT  
PURCHASE

AGENTS NOTE  
PLEASE NOTE THE  
PHOTOGRAPHS WERE  
TAKEN PRIOT TO THE  
CURRENT TENANT  
MOVING IN AND SHOULD  
BE USED AS A GUIDE  
ONLY.

LEASE DETAILS  
SHARE OF FREEHOLD

LEASE: 999 YEARS FROM  
22/12/2013  
NO SERVICE CHARGE OR  
GROUND RENT

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



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