

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.

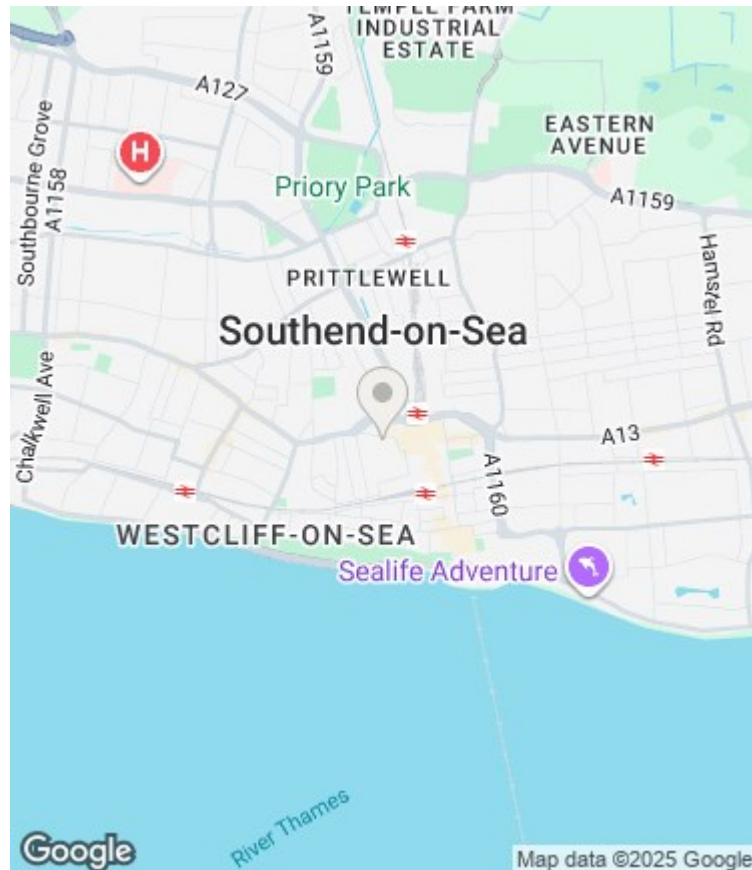
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 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 | |

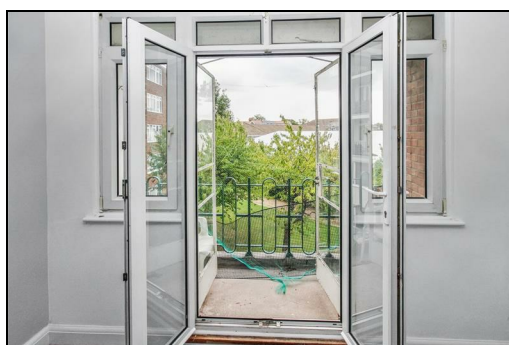
Viewing

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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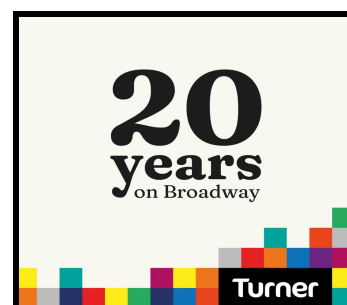


IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
NEWLY DECORATED WITH BRAND NEW BATHROOM JUST
INSTALLED
FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
GARAGE

GREAT FOR COMMUTERS AS SHORT WALK TO TRAIN STATION
NO ONWARD CHAIN
LARGE LOUNGE WITH BALCONY
FITTED KITCHEN WITH NEW HOB AND EXTRACTOR FAN
RESIDENTS PARKING ON FIRST COME FIRST SERVED BASIS

London Road, Westcliff-On-Sea

GUIDE PRICE £180,000 - £200,000



WHAT & WHERE - RECENTLY RE-DECORATED AND VERY SPACIOUS FIRST FLOOR FLAT IN VERY CONVENIENT AND WELL CONNECTED LOCATION. WITH SHOPS, BARS AND RESTAURANTS ON YOUR DOORSTEP AND CHALKWELL PARK JUST A SHORT STROLL. GREAT FOR COMMUTERS, THIS PROPERTY ALSO COMES WITH NO ONWARD CHAIN AND VIEWING IS STRONGLY ADVISED

WHY - GREAT FOR YOUNG PROFESSIONALS AND COMMUTERS ALIKE WITH A TRAIN STATION JUST A SHORT WALK AWAY, THIS COULD BE IDEAL FOR AN INVESTOR OR SOMEONE LOOKING TO DOWNSIZE, BUT STILL BE CLOSE TO ALL LOCAL AMENITIES

 2  1  1  C Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL

3.71m x 2.72m (12'2" x 8'11")

LOUNGE WITH BALCONY

6.22m x 3.20m (20'5" x 10'6")

FITTED KITCHEN

2.79m x 2.62m (9'2" x 8'7")

BEDROOM ONE

4.55m x 2.74m (14'11" x 9')

BEDROOM TWO

3.63m x 2.74m (11'11" x 9')

BRAND NEW BATHROOM

1.96m x 1.65m (6'5" x 5'5")

GARAGE

RESIDENTS PARKING

WALKING DISTANCE OF
TRAIN STATION

CLOSE TO SHOPS AND
CHALKWELL PARK

AGENTS NOTE

LEASE DETAILS

LEASE - APPROX 137
YEARS UNEXPIRED
GROUND RENT - £19.00
PER ANNUM
SERVICE CHARGE -
£2680 PER ANNUM

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



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