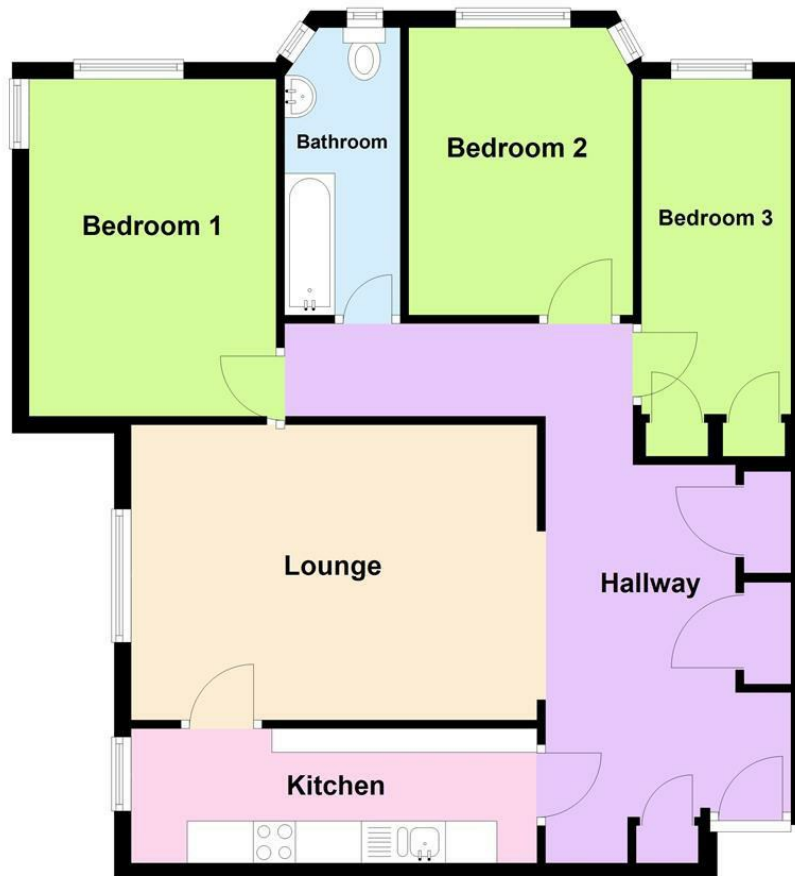


## First Floor



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>	71	82
(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

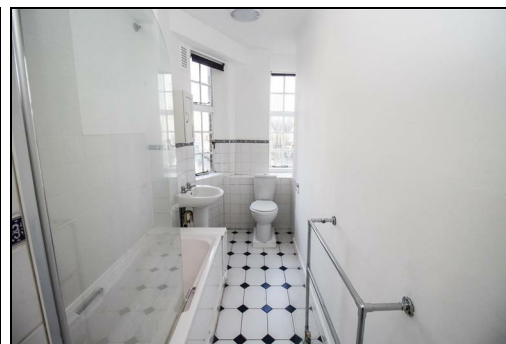
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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



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





FIRST FLOOR FLAT WITHIN ICONIC ART DECO DEVELOPMENT

SECURE ALLOCATED PARKING SPACE

THREE BEDROOMS, ALL WITH WARDROBES

MOMENTS FROM LEIGH STATION

BEING SOLD WITH NO ONWARD CHAIN

LIFT TO ALL FLOORS

WELL TENDED COMMUNAL GARDENS

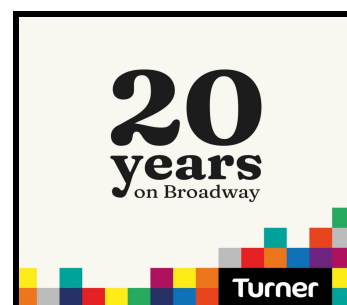
MODERN FITTED KITCHEN

PEREFTCTLY LOCATED ON BROADWAY

SOME UPDATING REQUIRED

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

**£265,000**





WHAT & WHERE - PERFECTLY LOCATED ON THE BROADWAY, THIS EXCEPTIONALLY SPACIOUS, THREE BEDROOM FIRST FLOOR APARTMENT WITHIN THIS ICONIC ART DECO BLOCK. ALTHOUGH REQUIRING SOME UPDATING, OFFERS A FANTASTIC OPPORTUNITY FOR THE INCOMING PURCHASER TO CURATE THEIR OWN BESPOKE HOME. WITH A LIFT TO ALL FLOORS, SECURE ALLOCATED PARKING, SHARE OF FREEHOLD AND NO ONWARD CHAIN, WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - PERFECT FOR THE COMMUTER, PROFESSIONAL COUPLE OR A DOWNSIZER LOOKING TO BE IN THE HEART OF LEIGH WITH IT'S FASHIONABLE BARS, RESTAURANTS AND BOUTIQUES

 3

 1

 1

 C

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



**ENTRANCE HALL**  
6.32m x 3.18m (20'9" x 10'5")

**LOUNGE**  
4.83m x 3.33m (15'10" x 10'11")

**FITTED KITCHEN**  
4.83m x 1.60m (15'10" x 5'3")

**BEDROOM ONE**  
4.37m x 3.07m (14'4" x 10'1")

**BEDROOM TWO**  
4.34m x 2.67m (14'3" x 8'9")

**BEDROOM THREE**  
5.05m x 1.78m (16'7" x 5'10")

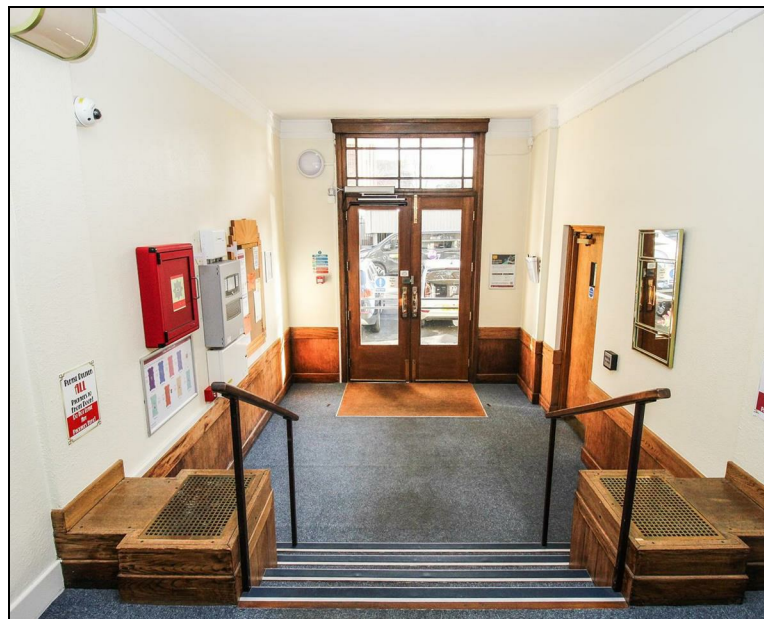
**BATHROOM**  
4.14m x 1.37m (13'7" x 4'6")

**SECURE ALLOCATED  
PARKING SPACE**

**LEASEHOLD INFORMATION**  
LEASE - 166 YEARS  
REMAINING  
GROUND RENT - NIL  
SERVICE CHARGE -  
MANAGEMENT BY  
DIRECTORS ON SITE -

**£6,077.40 ANNUALLY. THIS  
INCLUDES BUILDINGS  
INSURANCE, MAINTENANCE  
COSTS, WATER &  
SEWERAGE BILLS PLUS  
MONIES TOWARDS  
RESERVE FUND**

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



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

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