

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.

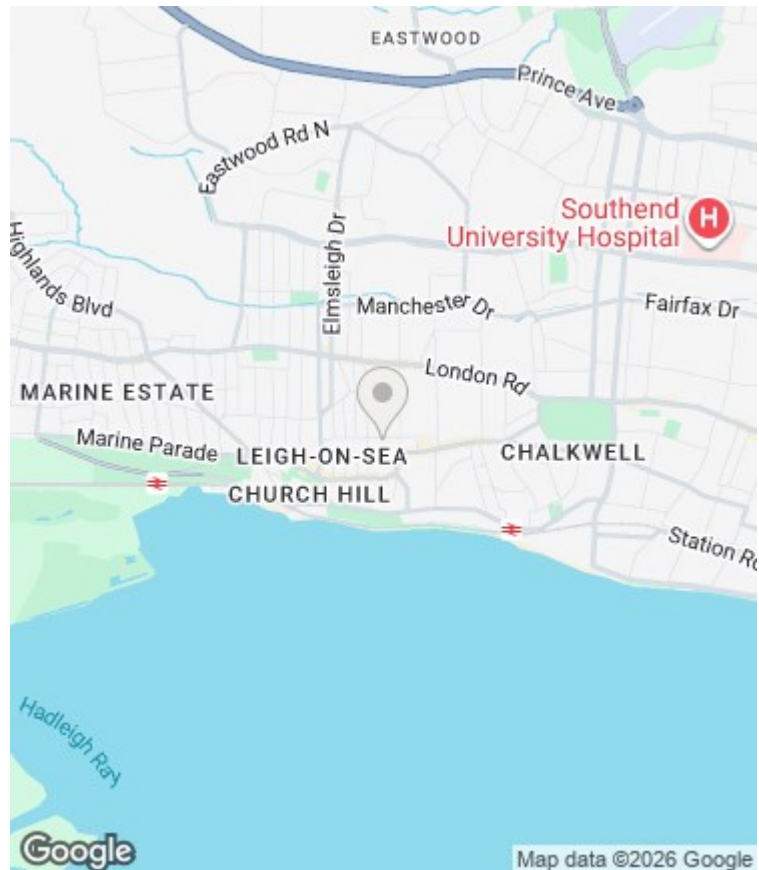
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(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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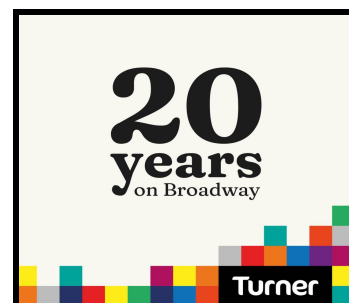


CENTRAL LEIGH LOCATION
SHARE OF FREEHOLD
BEING SOLD WITH TENANT IN SITU
KITCHEN / LIVING ROOM
WELL PRESENTED THROUGHOUT

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

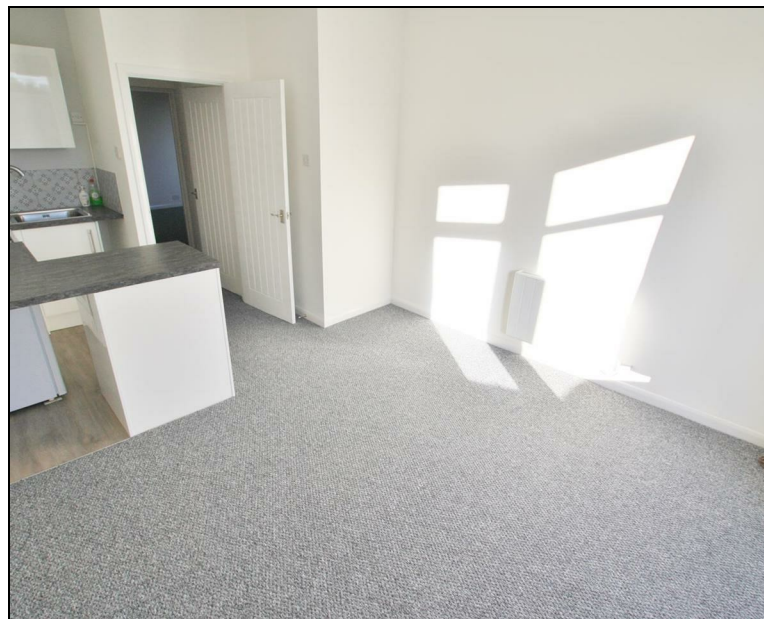
IDEAL INVESTMENT
PURCHASE

AGENTS NOTE
PLEASE NOTE THE
PHOTOGRAPHS WERE
TAKEN PRIOR 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 THE
VENDOR AND NOT BEEN
VERIFIED BY A
SOLICITOR



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01702 710555



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