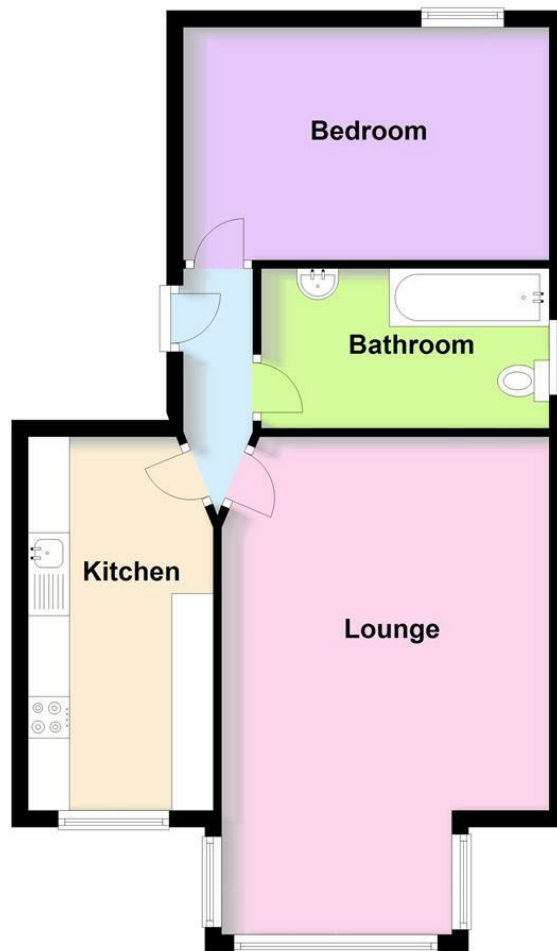


## First Floor



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

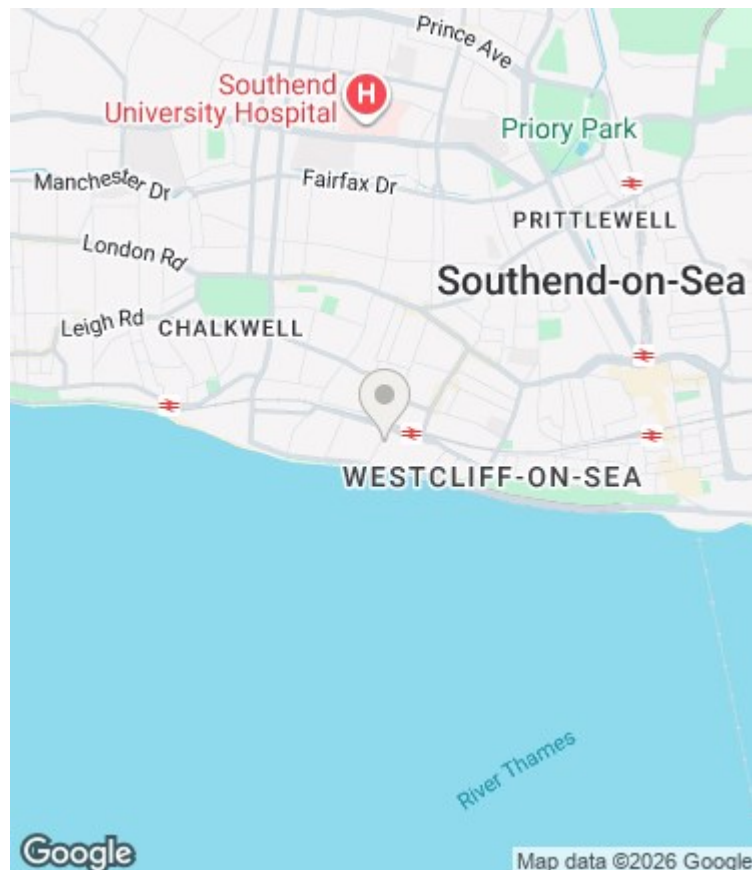
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</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



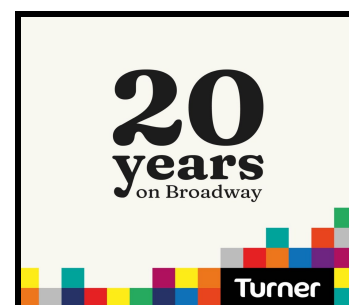
**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



FIRST FLOOR FLAT  
SEA VIEWS FROM THE LOUNGE  
SHORT WALK TO SEAFRONT AND MAINLINE  
STATION  
NO ONWARD CHAIN  
IDEAL FOR COMMUTERS

SPACIOUS ONE DOUBLE BEDROOM  
MODERN KITCHEN AND BATHROOM  
GAS CENTRAL HEATING  
PERFECT FIRST PURCHASE  
VIEWING HIGHLY RECOMMENDED

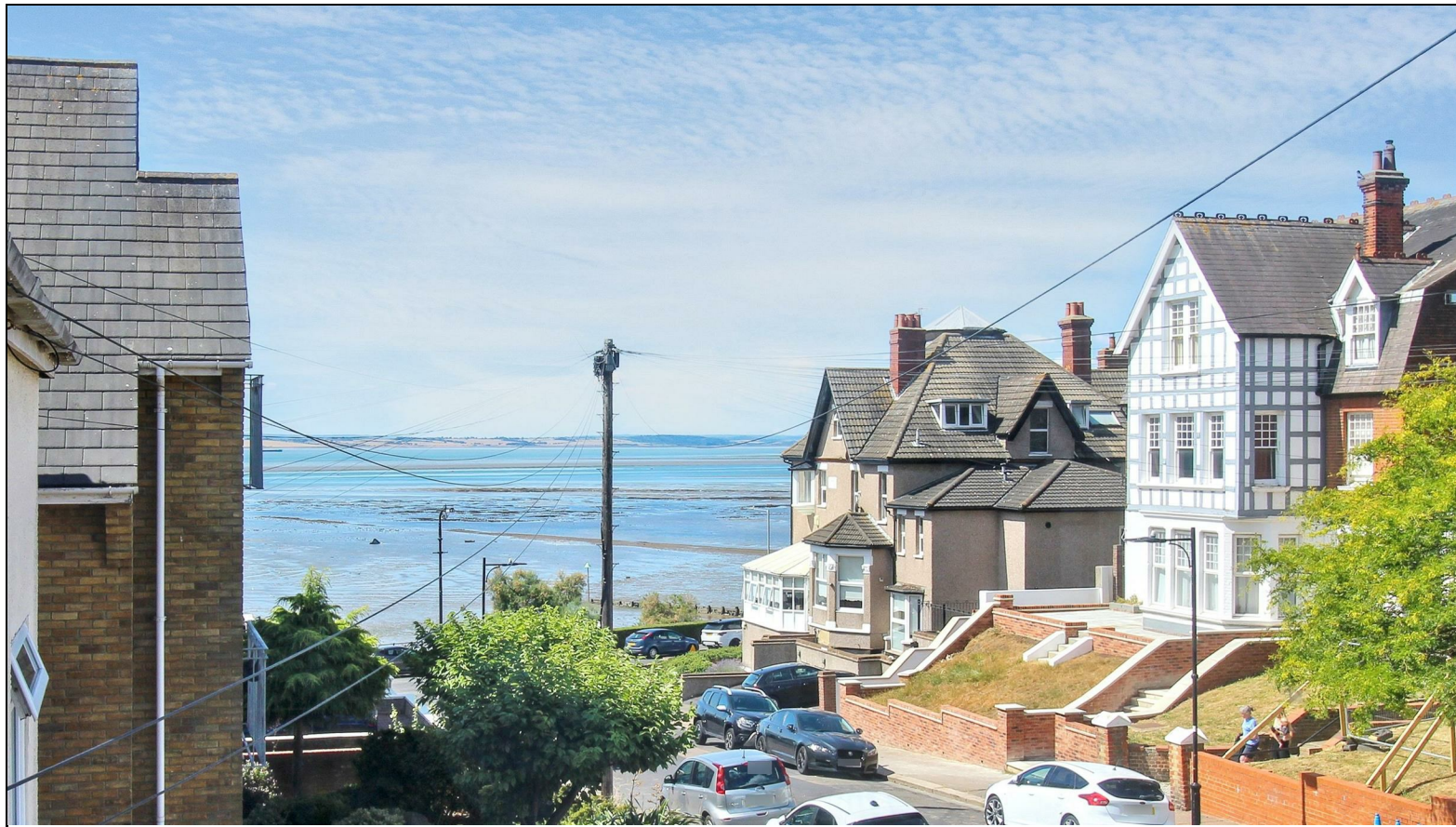
**PALMERSTON ROAD, Westcliff-On-Sea**  
**OFFERS IN EXCESS OF £160,000**



WHAT AND WHERE - LOCATED PERFECTLY FOR COMMUTERS WANTING TO BE CLOSE TO A MAINLINE TRAIN STATION OR THOSE LOOKING TO BE NEAR TO THE SEAFRONT, THIS ONE BEDROOM FIRST FLOOR FLAT OFFERS A LOUNGE WITH SEAVIEWS, MODERN FITTED KITCHEN, BATHROOM AND DOUBLE BEDROOM. BEING OFFERED WITH NO ONWARD CHAIN AND LONG LEASE, WE WOULD ENCOURAGE AN EARLY VIEWING APPOINTMENT

WHY - WITH A MAINLINE STATION AT ONE END OF THE ROAD AND THE SEA AT THE OTHER THIS FLAT OFFERS THE PERFECT OPPORTUNITY TO EITHER TAKE THE FIRST STEPS ONTO THE PROPERTY LADDER OR AND IDEAL BUY TO LET INVESTMENT.

 1  1  1  D Council Tax Band : A



@turnersleigh



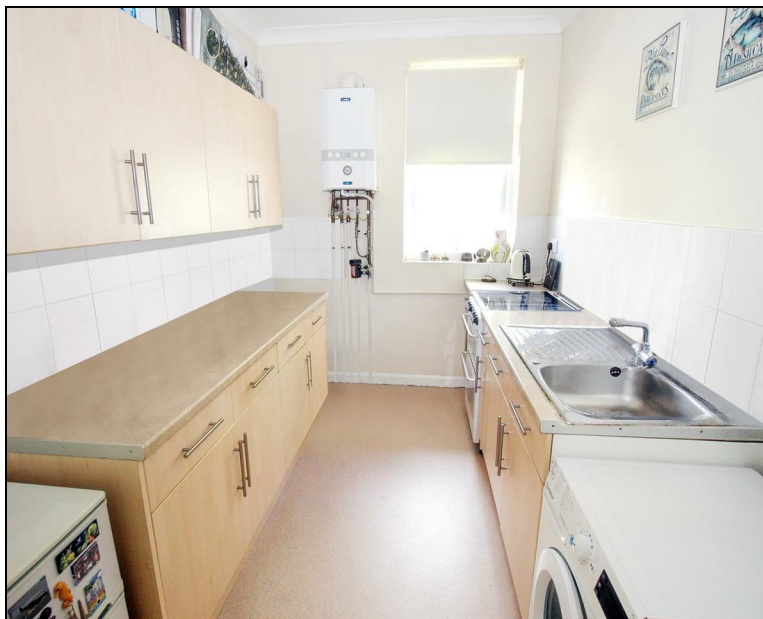
Turner Sales & Lettings



HALL  
LOUNGE/DINER  
5.41 into bay x 3.45 (17'9"  
into bay x 11'4")  
KITCHEN  
4.09 x 2.21 (13'5" x 7'3")  
BEDROOM  
3.84 x 2.44 (12'7" x 8'0")  
BATHROOM  
2.79 x 1.22 (9'2" x 4'0")

AGENTS NOTES  
LEASE DETAILS  
LENGTH OF LEASE - 159  
YEARS FROM 01.04.1979 -  
APPROX 112 YEARS  
UNEXPIRED  
GROUND RENT £200 PER  
ANNUM  
SERVICE CHARGE £1000  
PER ANNUM

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



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

01702 710555

