

Second Floor



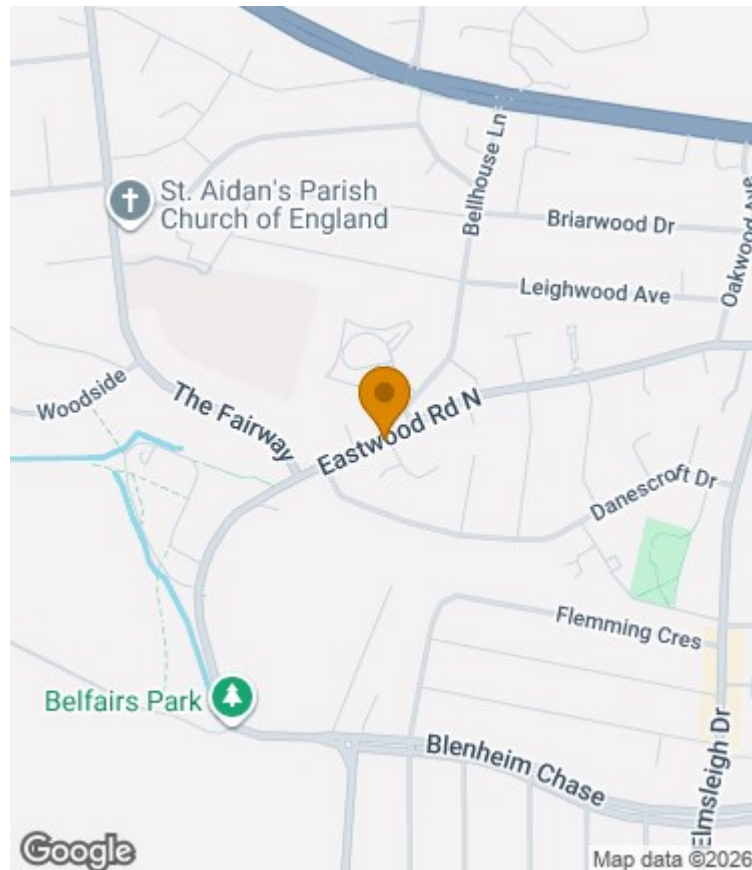
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	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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MODERN TOP FLOOR APARTMENT
WITHIN WALKING DISTANCE OF LOCAL SHOPS
TWO DOUBLE BEDROOMS
ADDITIONAL SHOWER ROOM
ALLOCATED PARKING SPACE

LONG LEASE - APPROXIMATELY 108 YEARS REMAINING
OFFERING EASY ACCESS TO THE A127
ENSUITE TO MASTER
OPEN PLAN KITCHEN / LIVING ROOM WITH DUAL
ASPECT WINDOWS
IDEAL FIRST PURCHASE, INVESTMENT BUY OR
DOWNSIZE

Eastwood Road North, Leigh On Sea
Offers In Excess Of
£245,000



WHAT & WHERE - LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, BELFAIRS WOODS AND OFFERING EASY ACCESS TO THE A127 THIS STYLISH AND CONTEMPORARY TOP FLOOR APARTMENT BEING SOLD WITH NO ONWARD CHAIN. BOASTING TWO DOUBLE BEDROOMS, WITH THE MASTER BEING ENSUITE, SHOWER ROOM, OPEN PLAN KITCHEN / LIVING ROOM WITH DUAL ASPECT WINDOWS, LONG LEASE AND ALLOCATED PARKING.

WHY - WE FEEL THIS LOVELY APARTMENT WOULD MAKE A SUPER FIRST TIME PURCHASE, OR MAY BE OF INTEREST TO AN INVESTOR AS WELL AS SOMEONE LOOKING TO DOWNSIZE.

 2

 2

 1

 C

Council Tax Band : C



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ENTRANCE HALL

15'4" reducing to 4'10" x
10'3" reducing to 3'
(4.67m reducing to 1.47m
x 3.12m reducing to
0.91m)

KITCHEN / LIVING ROOM

25'6" x 13' reducing to
11' (7.77m x 3.96m
reducing to 3.35m)

BEDROOM ONE

12'9" x 8'5" (3.89m x
2.57m)

ENSUITE

8'8" reducing to 5'11" x
5'7" (2.64m reducing to
1.80m x 1.70m)

BEDROOM TWO

13'3" x 7'7" (4.04m x
2.31m)

SHOWER ROOM

8'4" x 4' (2.54m x 1.22m)

ALLOCATED PARKING
SPACE

NO ONWARD CHAIN

AGENTS NOTE

LEASEHOLD DETAILS

LENGTH OF LEASE -
APPROX 108 YEARS LEFT
GROUND RENT - £275.00
PA
SERVICE CHARGE -
£840.00 PA

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



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