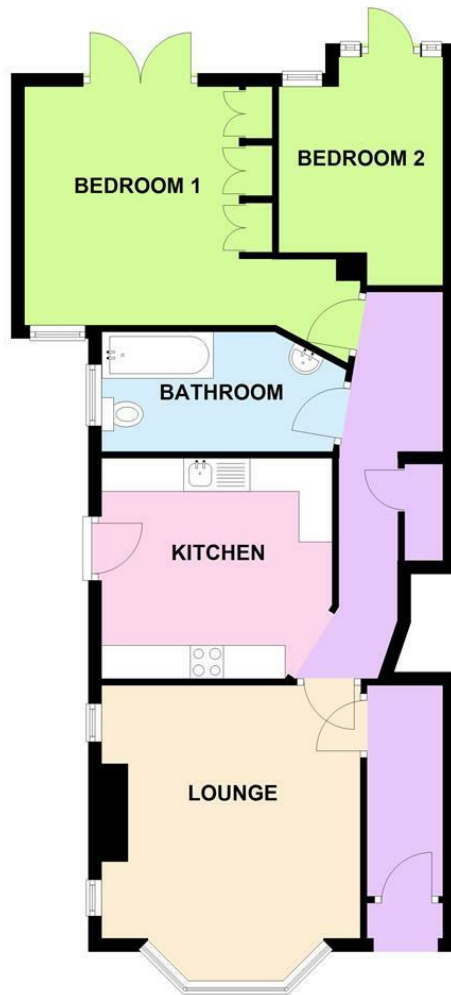


**GROUND FLOOR**



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

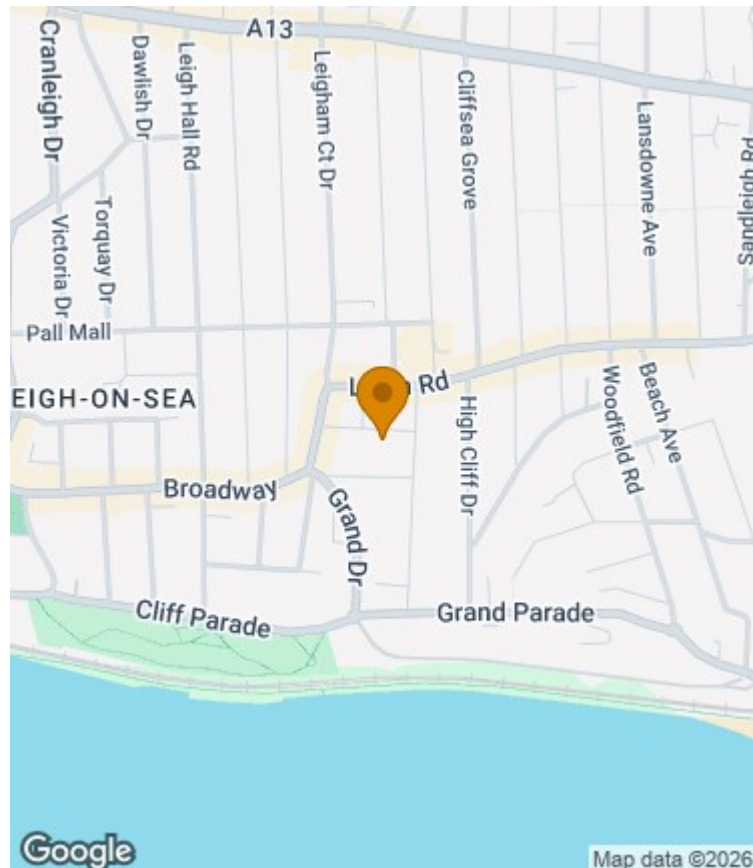
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**



PARKING FOR TWO VEHICLES  
SHARE OF FREEHOLD  
TWO LARGE DOUBLE BEDROOMS  
WALKING DISTANCE TO CHALKWELL STATION AND  
BEACHFRONT  
TASTEFULLY DECORATED

PRIVATE SOUTH FACING REAR GARDEN  
MOMENTS FROM THE BROADWAY  
MODERN KITCHEN AND BATHROOM  
GROUND FLOOR FLAT WITH PRIVATE ENTRANCE  
NEEDS TO BE VIEWED TO APPRECIATE WHATS ON  
OFFER

**Maple Avenue, Leigh-on-sea**  
**Guide Price**  
**£400,000 - £425,000**



WHAT & WHERE - LITERALLY A STONES THROW FROM LEIGH BROADWAY IS THIS EXQUISITE TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH PRIVATE SOUTH FACING REAR GARDEN, OFF STREET PARKING FOR TWO VEHICLES AND BEING SOLD WITH SHARE OF FREEHOLD. WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION AND BEACHFRONT, THE PROPERTY ALSO OFFERS A MODERN KITCHEN AND BATHROOM AND REALLY CAN ONLY BE FULLY APPRECIATED WITH AN INTERNAL INSPECTION.

WHY - PERFECT FOR A PLETHORA OF BUYERS FROM THOSE LOOKING TO TAKE THE FIRST STEP ON THE PROPERTY LADDER, DOWNSIZERS WHO STILL WANT PARKING AND OUTSIDE SPACE, YOUNG PROFESSIONALS NEEDING EASY ACCESS TO A TRAIN STATION OR PEOPLE WHO JUST ENJOY BEING CLOSE TO THE BUZZ OF THE BROADWAY.

 2  1  1  D Council Tax Band : B



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Turner Sales & Lettings



**FITTED KITCHEN**  
10'11" x 9'22 (3.33m x 2.74m)

**INNER HALLWAY**  
17'7" x 4'9" reducing to 2'8" (5.36m x 1.45m reducing to 0.81m)

**LOUNGE WITH BAY WINDOW**  
15'5" x 11'4" into bay (4.70m x 3.45m into bay)

**BEDROOM ONE**  
12'7" x 11'22 (3.84m x 3.35m)

**BEDROOM TWO**  
16'6" maximum x 10'4" (5.03m maximum x 3.15m)

**BATHROOM**  
9'9" x 5'11" (2.97m x 1.80m)

**PRIVATE SOUTH FACING REAR GARDEN**

**PARKING FOR TWO VEHICLES**

**LEASE DETAILS**

**SHARE OF FREEHOLD**

**LEASE DETAILS: 199 YEARS FROM 01.01.2014 GROUND RENT N/A**

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

