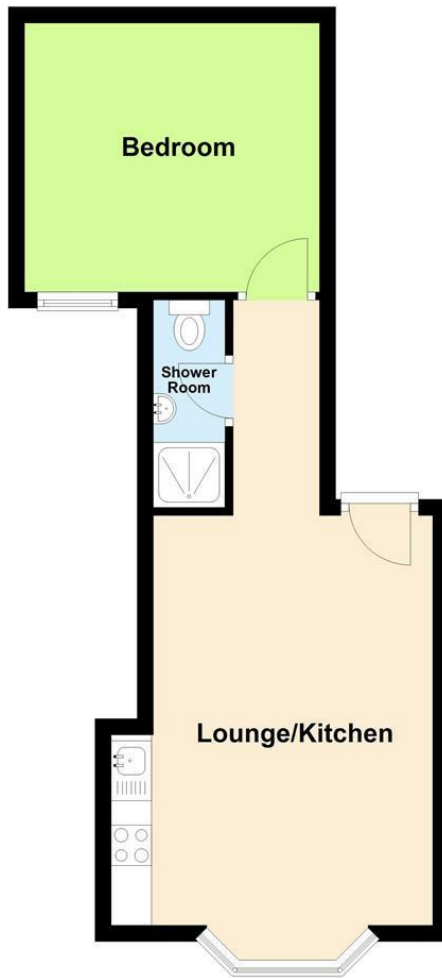


### First Floor



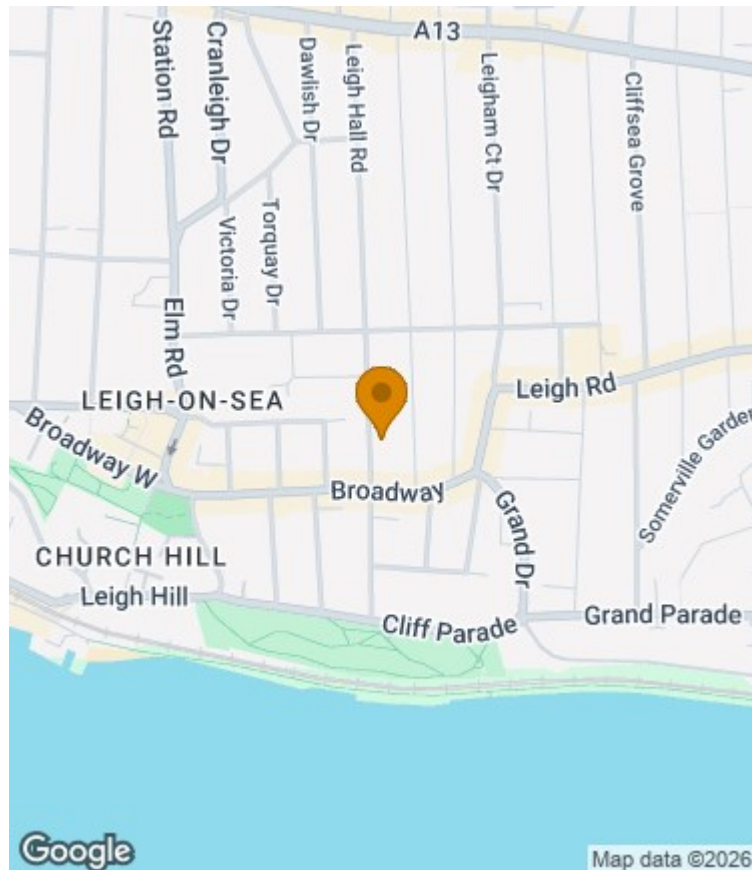
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

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>		70	77
(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**



LOCATED JUST OFF THE BROADWAY

FIRST FLOOR FLAT

OPEN PLAN KITCHEN / LIVING AREA WITH FITTED APPLIANCES

GAS RADIATOR CENTRAL HEATING WITH COMBI-BOILER

NO ONWARD CHAIN

SHORT WALK TO CHALKWELL TRAIN STATION AND SEAFRONT

DOUBLE BEDROOM

SHOWER ROOM

BEAUTIFULLY PRESENTED

IDEAL FIRST PURCHASE / INVESTMENT BUY

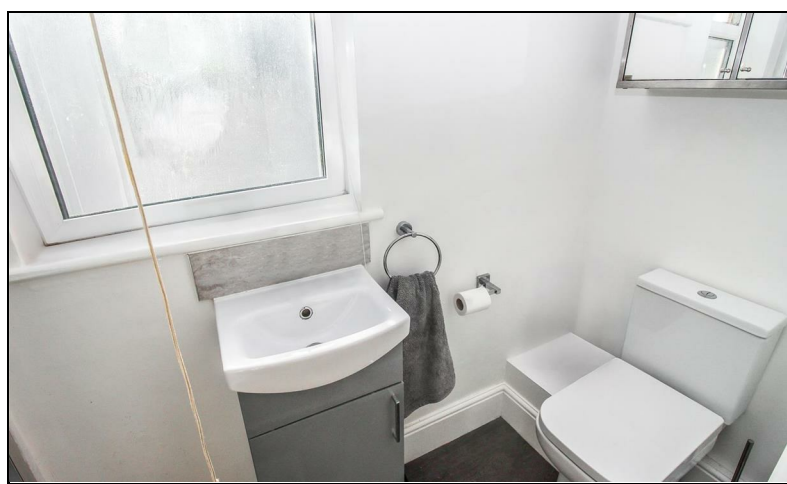
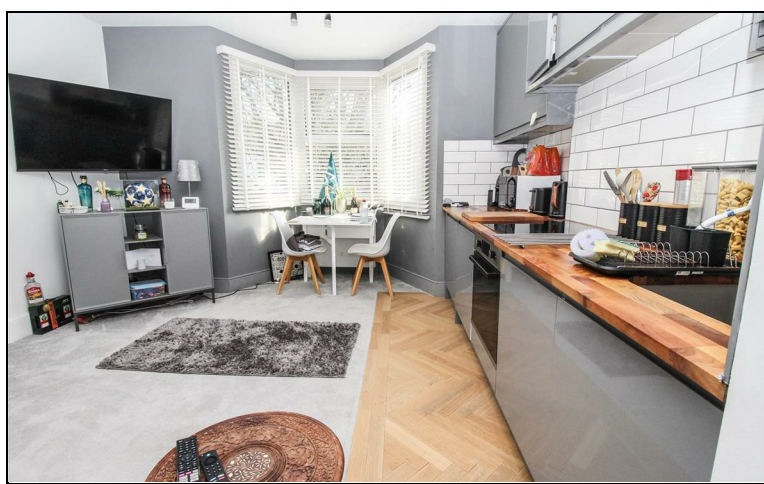
**Leigh Hall Road, Leigh On Sea**  
**Guide Price £190,000**  
**- £200,000**



WHAT & WHERE - LOCATED JUST A SHORT STROLL FROM THE BROADWAY AND WITHIN EASY WALKING DISTANCE OF CHALKWELL TRAIN STATION THIS MUCH IMPROVED FIRST FLOOR FLAT. OFFERING A DOUBLE BEDROOM, OPEN PLAN KITCHEN/LIVING AREA WITH APPLIANCES AND SHOWER ROOM.

WHY - PERFECT FOR THE COMMUTER, FIRST TIME BUYER OR AS AN INVESTMENT PURCHASE.

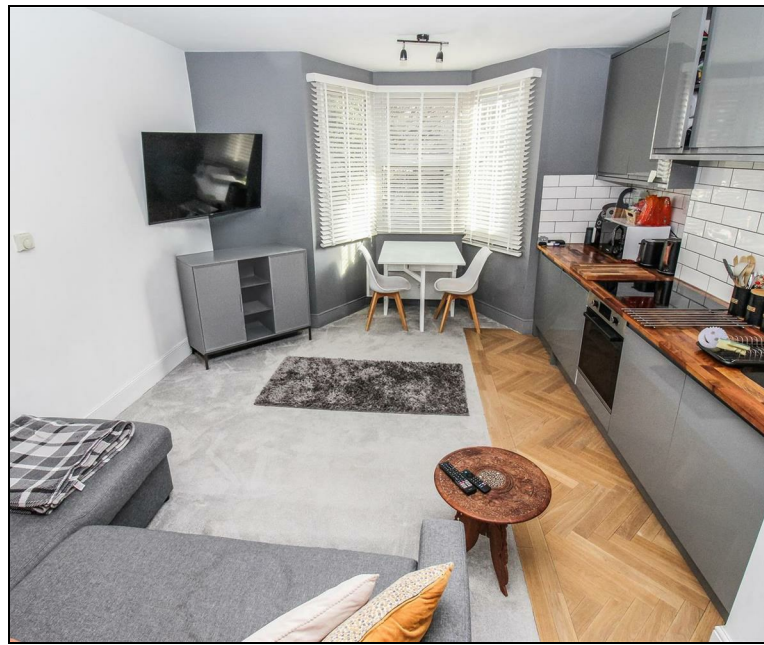
 1  1  1  C Council Tax Band : A



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Turner Sales & Lettings



OPEN PLAN KITCHEN /  
LIVING AREA  
18'8" into bay x 13'1"  
(5.69m into bay x 3.99m)

BEDROOM  
12' x 10'11" (3.66m x  
3.33m)

SHOWER ROOM  
8'5" x 2'11" (2.57m x  
0.89m)

BEAUTIFULLY PRESENTED  
NO ONWARD CHAIN

WALKING DISTANCE OF  
TRAIN STATION

LOCATED JUST OFF  
BROADWAY

IDEAL FIRST PURCHASE

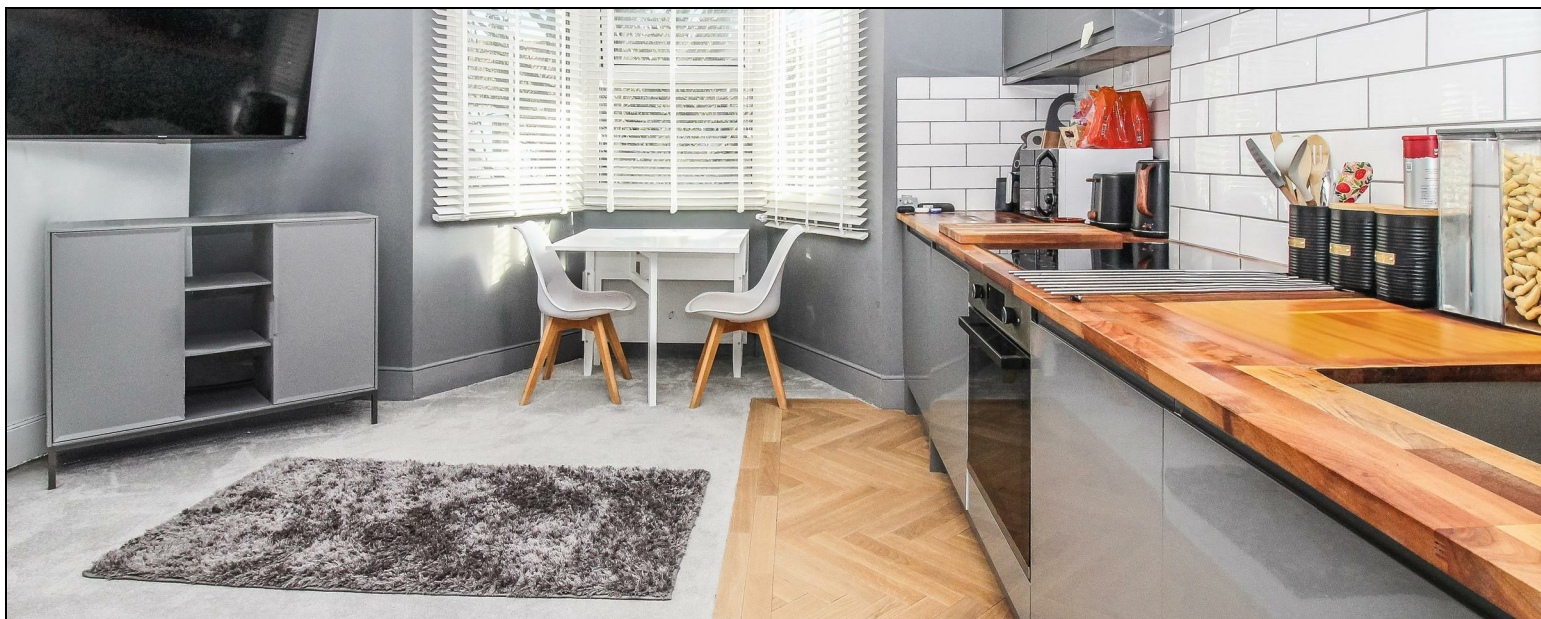
LEASE INFORMATION  
LEASE: 144 YEARS FROM  
07.11.1986

GROUND RENT £290.00  
PER ANNUM

MAINTENANCE CHARGE

£812.00 PER ANNUM

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



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