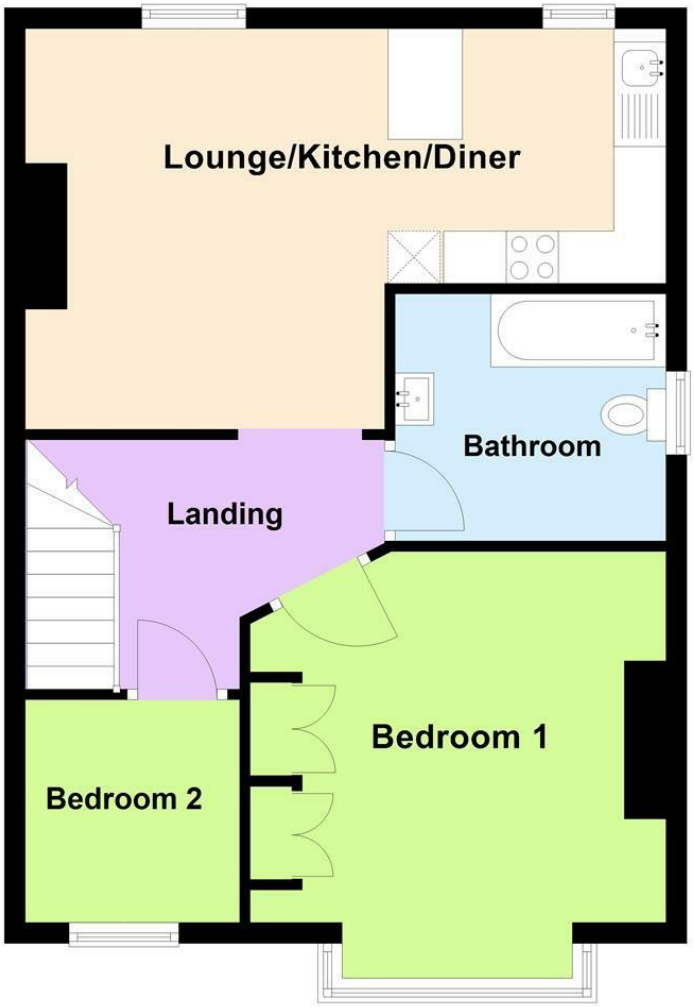
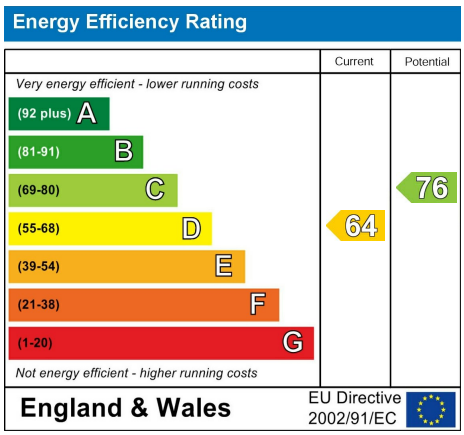
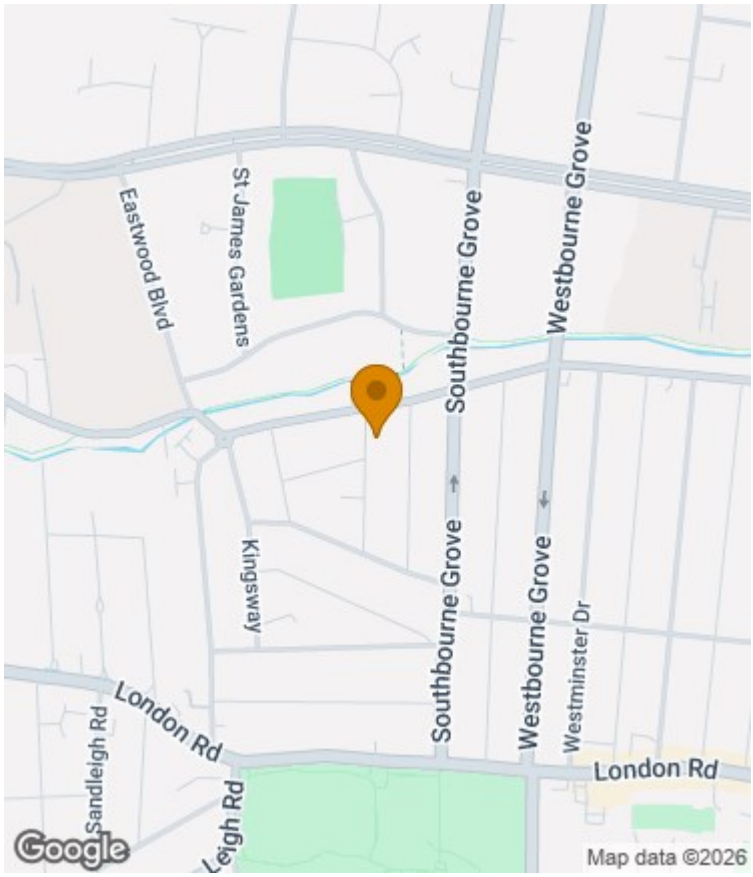
First Floor





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 Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ 01702710555
info@turnerestates.co.uk

Turner

LOVELY QUIET RESIDENTIAL LOCATION

FIRST FLOOR FLAT

OPEN PLAN KITCHEN / LIVING ROOM

FIREPLACE WITH WORKING LOG BURNER

10 MINUTE WALK INTO LEIGH ROAD, FULL OF IT'S POPULAR, CAFES AND RESTAURANTS

WALKING DISTANCE OF CHALKWELL STATION

TWO BEDROOMS

SPACIOUS BATHROOM / UTILITY AREA

OWN REAR GARDEN

NO ONWARD CHAIN, VIEWING STRONGLY RECOMMENDED

Leigh / Chalkwell Borders

OFFERS IN EXCESS OF £250,000

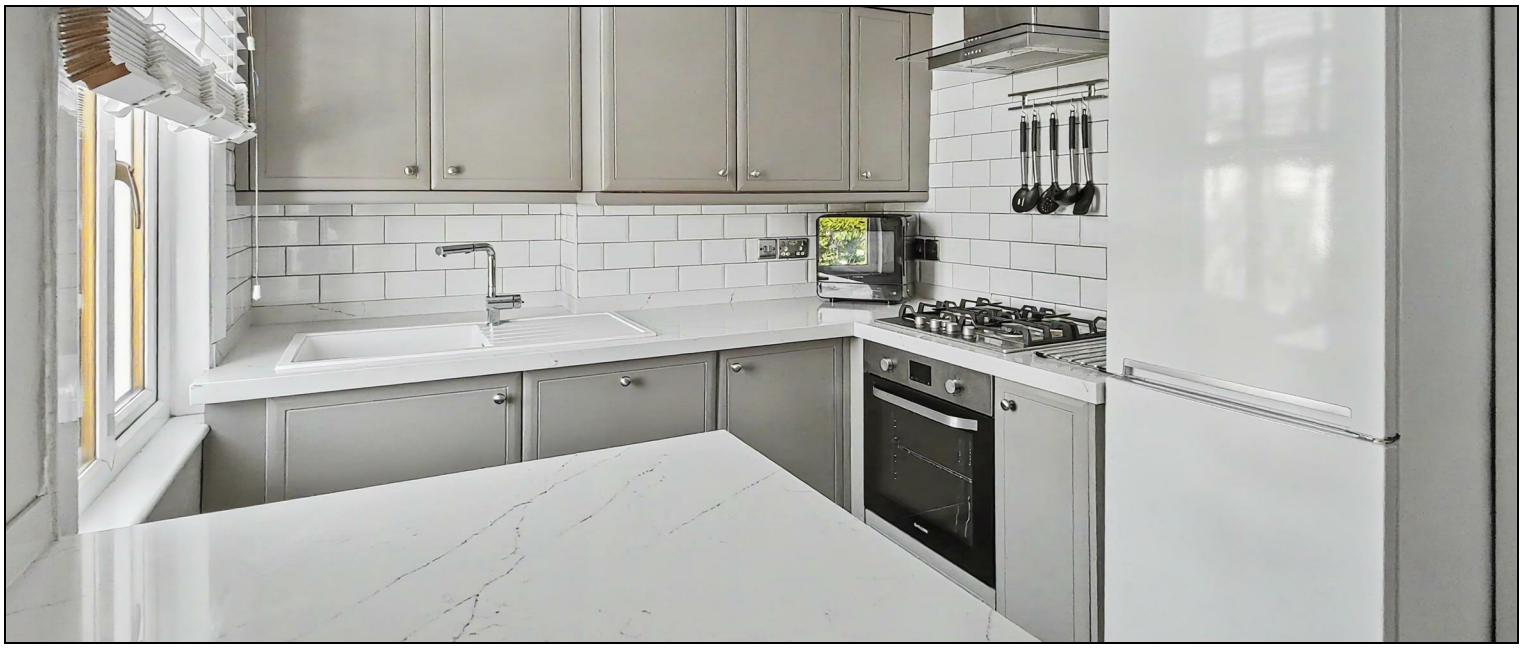
WHAT & WHERE - SITUATED IN A LOVELY QUIET RESIDENTIAL AREA OF WESTCLIFF AND BORDERING CHALKWELL, THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT. BEING CLOSE TO CHALKWELL PARK, WALKING DISTANCE OF CHALKWELL STATION AND WITH MANY LOCAL AMENITIES CLOSE BY. OFFERING AN OPEN PLAN KITCHEN / LIVING ROOM, SPACIOUS BATHROOM INCORPORATING A UTILITY AREA AND OWN SECTION OF REAR GARDEN. AN IMMEDIATE INTERNAL VIEWING IS STRONGLY ADVISED.

WHY - PERFECT FOR A COMMUTER, AN EXCELLENT FIRST OR INVESTMENT PURCHASE OR MAY EVEN SUIT A DOWNSIZER WANTING TO BE CLOSE TO AMENITIES, GREEN SPACES AND TRANSPORT LINKS.

2 1 1 D Council Tax Band : A

@turnersleigh

Turner Sales & Lettings



LANDING

KITCHEN / LIVING ROOM
20'2" x 12'7" maximum
(6.15m x 3.84m maximum)

BEDROOM ONE
14'4"into bay x 13'1"
(4.37minto bay x 3.99m)

BEDROOM TWO
7' x '9" (2.13m x '2.74m)

BATHROOM & UTILITY AREA
8'6" x 7'5" (2.59m x 2.26m)

OWN SECTION OF REAR GARDEN

LOVELY RESIDENTIAL LOCATION

WALKING DISTANCE OF CHALKWELL STATION

AGENTS NOTE
LEASE DETAILS

LEASE - 190 YEARS FROM 01.06.1972 - APPROXIMATELY 136 YEARS UNEXPIRED
GROUND RENT - £25 P.A
BUILDINGS INSURANCE - APPROXIMATELY £150 PA (SUBJECT TO FLUCTUATION)

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

www.turnerestates.co.uk

01702 710555

Turner