



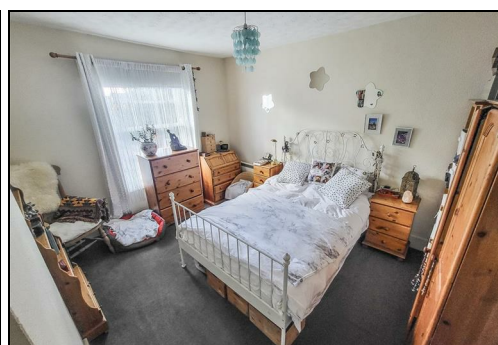
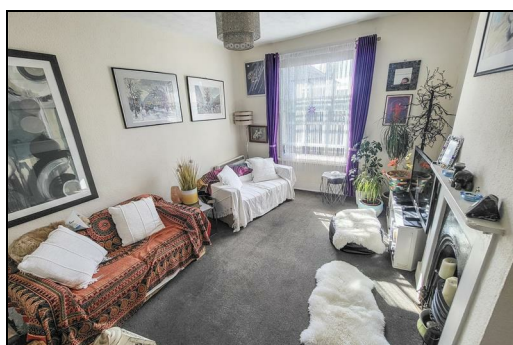
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 or warranty in respect of the property.



Turner Sales & Lettings
34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555



HIGH STREET LOCATION
EXTREMELY SPACIOUS FIRST FLOOR FLAT
HUGE BATHROOM
LOUNGE WITH FIREPLACE AND HIGH CEILING
NEARBY BEACHES & COUNTRY WALKS TO BE
EXPLORED

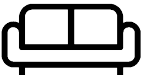
NO ONWARD CHAIN
GOOD SIZED DOUBLE BEDROOM
EAT IN KITCHEN
VILLAGE SHOPS & AMENITIES ON YOUR DOORSTEP
IDEAL FIRST TIME OR INVESTMENT PURCHASE

High Street, Great Woking
Asking Price
£160,000

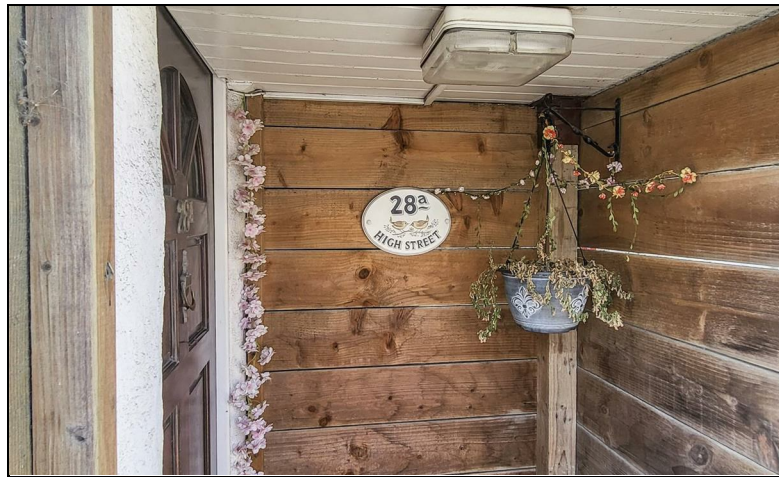


WHAT & WHERE - THIS EXTREMELY SPACIOUS FIRST FLOOR FLAT IS LOCATED ON THE HIGH STREET IN GREAT WAKERING, WITH THIS LOCATION PERFECTLY BLENDING GOOD ACCESS TO THE VILLAGE SHOPS AND AMENITIES, WITH THE LARGER SOUTHEND CITY CENTRE AND MAINLINE RAIL STATIONS THAT ARE FOUND JUST A SHORT DRIVE AWAY. ALL ROOMS OFFER HIGH CEILINGS AND GENEROUS PROPORTIONS AND THERE IS THE BENEFIT OF AN EAT IN KITCHEN. BEING SOLD WITH NO ONWARD CHAIN, WE STRONGLY ASVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - WOULD MAKE A PERFECT FIRST TIME OR INVESTMENT PURCHASE. IT MAY ALSO BE OF INTEREST TO A DOWNSIZER LOOKING TO HAVE ALL AMENITIES ON THEIR DOORSTEP.

 1  1  1  E

Council Tax Band : A





ENTRANCE HALL

LANDING
11' x 3' (3.35m x 0.91m)

LOUNGE
13'5" x 10'6" (4.09m x 3.20m)

KITCHEN / BREAKFAST
ROOM
14'2" x 10'5" (4.32m x 3.18m)

BEDROOM
13'7" x 10'11" (4.14m x 3.33m)

BATHROOM
10'9" x 10'11" reducing to
7'5" (3.28m x 3.33m
reducing to 2.26m)

AGENTS NOTE
LEASEHOLD DETAILS

LENGTH OF LEASE - 125
YEARS FROM 29TH APRIL
2009

GROUND RENT - £150
PER ANNUM
SERVICE CHARGE - N/A
BUILDINGS INSURANCE -
CURRENTLY £118 PER
ANNUM

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