

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.

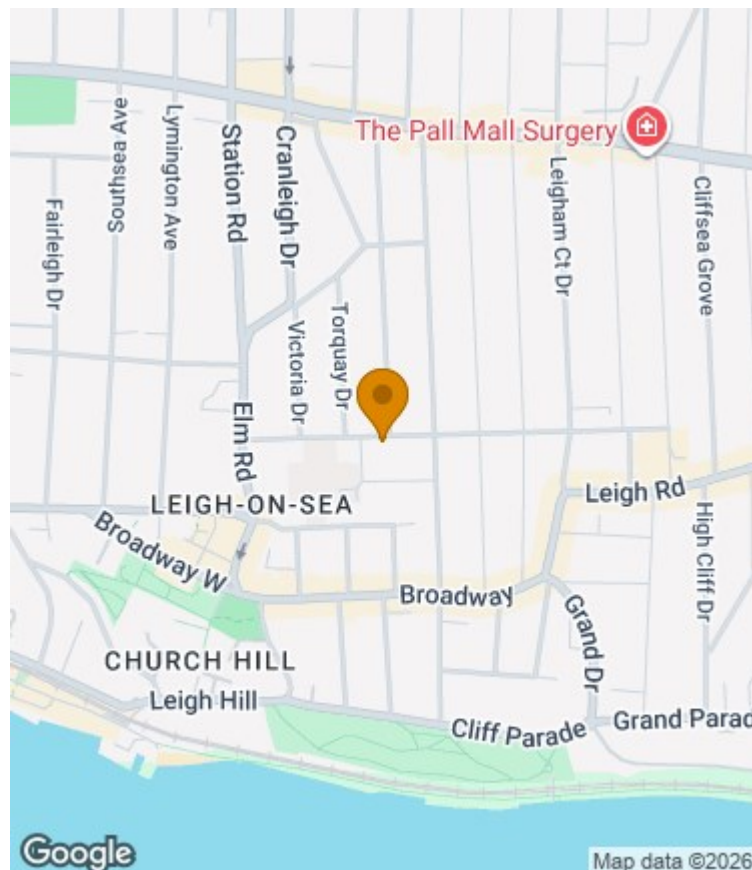
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
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50% SHARE OF FREEHOLD
DOUBLE BEDROOM
WALKING DISTANCE OF LEIGH & CHALKWELL TRAIN STATIONS
LOUNGE WITH BAY WINDOW
SPACIOUS BATHROOM WITH SHOWER CUBICLE

SUPERBLY PRESENTED GROUND FLOOR FLAT
SOUTH BACKING PRIVATE REAR GARDEN
SHORT STROLL FROM BROADWAY
FITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES
NO ONWRD CHAIN

Pall Mall, Leigh On Sea, Essex
Asking Price
£275,000

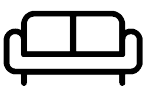


WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, THIS SUPERBLY PRESENTED GROUND FLOOR FLAT WITH 50% SHARE OF FREEHOLD, PRIVATE SOUTH BACKING REAR GARDEN AND BEING SOLD WITH NO ONWARD CHAIN. JUST A SHORT STROLL FROM THE BROADWAY AND WITHIN EASY WALKING DISTANCE OF BOTH LEIGH & CHALKWELL TRAIN STATIONS. OFFERING A DOUBLE BEDROOM WITH BUILT IN WARDROBE, COSY LOUNGE WITH BAY WINDOW, FITTED KITCHEN / BREAKFAST ROOM AND SPACIOUS BATHROOM WITH FREESTANDING BATH AND SHOWER CUBICLE.

WHY - WOULD MAKE A PERFECT FIRST BUY PURCHASE AND IS IDEAL FOR THE COMMUTER OR THOSE LOOKING TO A HAVE ALL AMENITIES ON THEIR DOORSTEP.

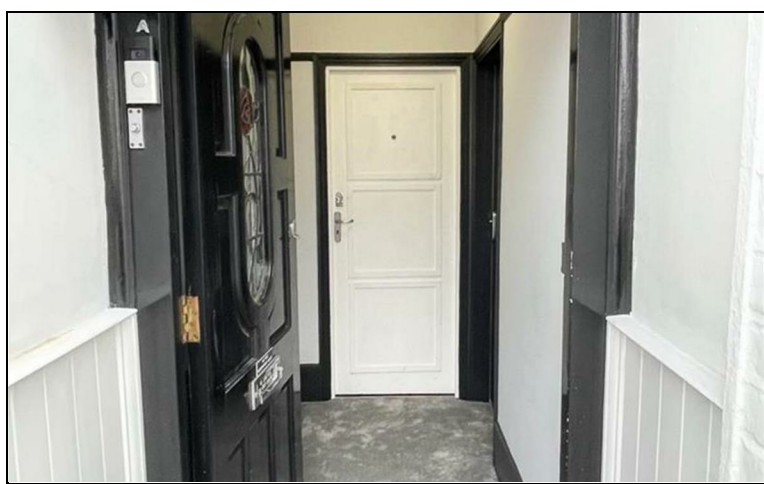
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 C

Council Tax Band : B





HALLWAY

LOUNGE

13'9" into bay x 11'
(4.19m into bay x 3.35m)

KITCHEN / BREAKFAST
ROOM

9'11" x 9'10" (3.02m x
3.00m)

BEDROOM

10'10" x 9'8" (3.30m x
2.95m)

BATHROOM WITH
SHOWER CUBICLE
8'5" x 7'1" (2.57m x
2.16m)

PRIVATE SOUTH FACING
GARDEN

SHARE OF FREEHOLD

LEASE DETAILS
LENGTH OF LEASE - 999
YEARS FROM 01.01.1984

GROUND RENT N/A

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

AGENTS NOTE
PLEASE NOTE THE
PHOTOGRAPHS WERE
TAKEN PRIOR TO THE
CURRENT TENANT
MOVING AND ARE OR
GUIDANCE PURPOSES
ONLY.



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