

First Floor



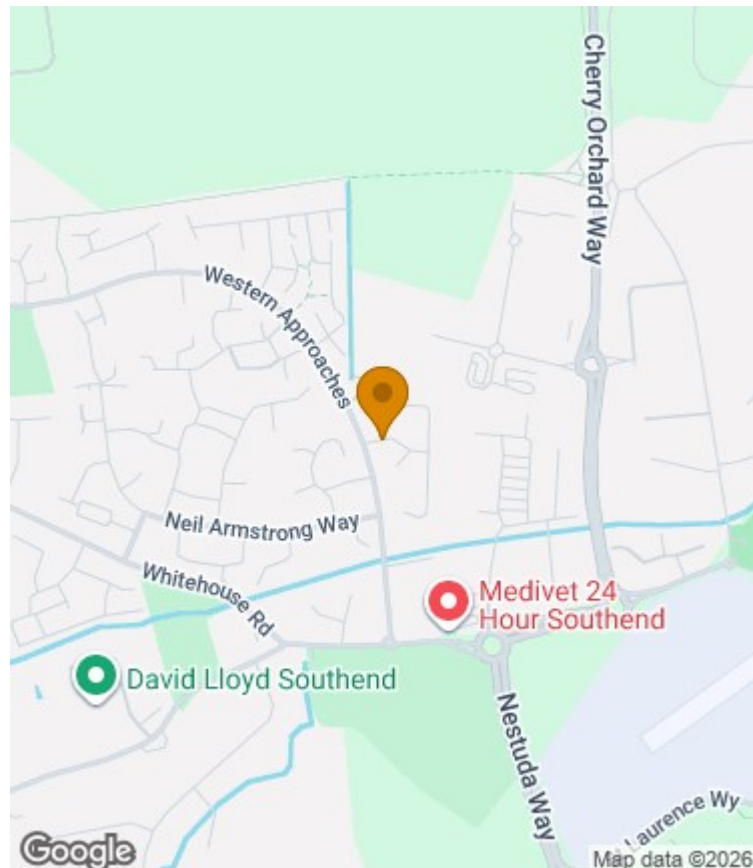
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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 Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



VERY SPACIOUS FIRST FLOOR FLAT
TWO BEDROOMS
REFITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES
COVERED BALCONY AREA
EASY ACCESS TO BOTH SOUTHEND AIRPORT AND HOSPITAL

WELL PRESENTED THROUGHOUT
AMPLE STORAGE SPACE
GOOD SIZE LOUNGE
LOCATED CLOSE TO THE A127
CLOSE PROXIMITY TO RETAIL PARKS, PUBS, RESTAURANTS & SEAFRONT

Lundy Close, Southend-On-Sea

GUIDE PRICE £200,000 - £225,000



WHAT & WHERE - SITUATED IN A QUIET RESIDENTIAL AREA, THIS WELL PRESENTED AND VERY SPACIOUS FIRST FLOOR FLAT, OFFERING EASY ACCESS TO THE A127, SOUTHEND AIRPORT AND SOUTHEND HOSPITAL. WITH TWO BEDROOMS, A REFITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES, AMPLE STORAGE, COVERED BALCONY AREA AND GREAT SIZE LOUNGE WE STRONGLY RECOMMEND AN IMMEDIATE INTERNAL INSPECTION

WHY - REPRESENTING AN EXCELLENT FIRST PURCHASE, INVESTMENT BUY OR DOWNSIZE, DUE TO IT'S LOCATION THIS PROPERTY MIGHT OF INTEREST TO PEOPLE WORKING AT SOUTHEND AIRPORT OR SOUTHEND HOSPITAL.

 2  1  1  C Council Tax Band : B



@turnersleigh



Turner Sales & Lettings



ENTRANCE HALL
11'10" x 6'7" maximum
(3.61m x 2.01m
maximum)

LOUNGE
14'6" x 10'9" (4.42m x
3.28m)

**KITCHEN / BREAKFAST
ROOM**
14'5" x 12'52 (4.39m x
3.66m)

BEDROOM ONE
12'8" x 9'9" (3.86m x
2.97m)

BEDROOM TWO
9'4" x 6'9" (2.84m x
2.06m)

BATHROOM
6'5" x 5'10" (1.96m x
1.78m)

COVERED BALCONY AREA
12'8" x 5'3" (3.86m x
1.60m)

LEASEHOLD DETAILS
LEASE - 125 YEARS FROM
04.01. 1988

**SERVICE CHARGE -
APPROX £925.00 PER
ANNUM WHICH INCLUDES
GROUND RENT &
BUILDING INSURANCE**

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



www.turnerstates.co.uk

01702 710555

