



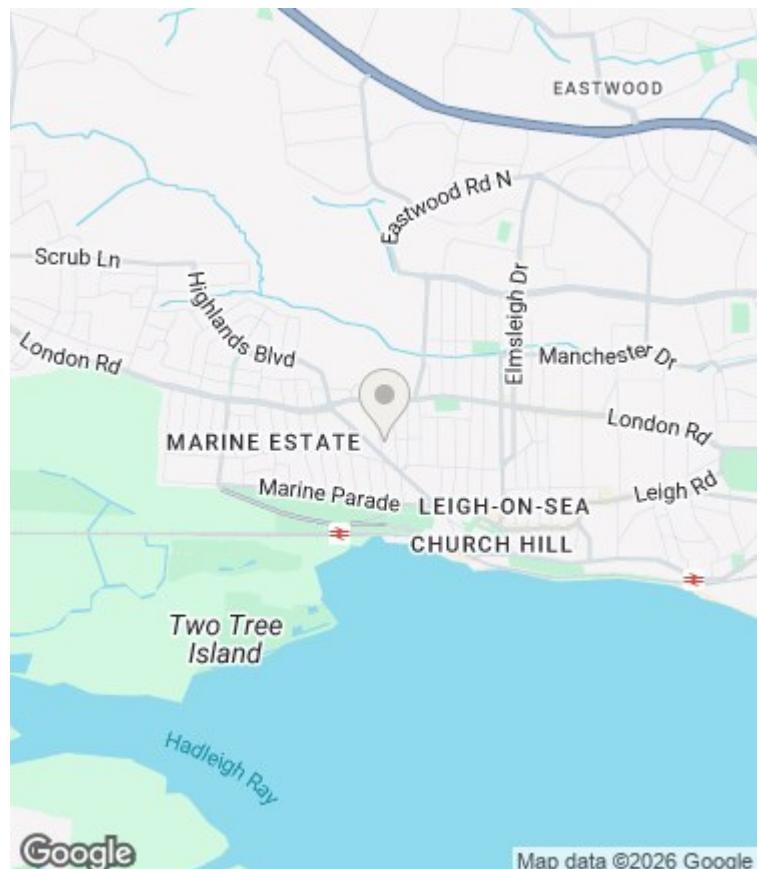
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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**



# Turner



HIGHLY SOUGHT AFTER MARINE ESTATE LOCATION

TWO BEDROOMS

LOUNGE WITH BAY WINDOW

OFF STREET PARKING

VERY SPACIOUS BATHROOM WITH SHOWER CUBICLE

BEAUTIFULLY DECORATED FIRST FLOOR FLAT

SHARE OF FREEHOLD

LARGE KITCHEN / BREAKFAST ROOM WITH  
INTEGRATED APPLIANCES

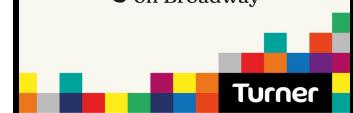
GAS CENTRAL HEATING WITH COMBI BOILER

PRESENTED TO AN IMMACULATE STANDARD  
THROUGHOUT

**Burnham Road, Leigh-On-Sea**

**GUIDE PRICE £350,000 - £375,000**

**20**  
**years**  
on Broadway



WHAT & WHERE - LOCATED IN A SOUGHT AFTER TREE LINED ROAD ON THE PRESTIGIOUS MARINE ESTATE THIS BEAUTIFULLY DECORATED AND IMMACULATEDLY PRESENTED TWO BEDROOM FIRST FLOOR FLAT. BEING OFFERED WITH NO ONWARD CHAIN, SHARE OF FREEHOLD, LARGE KITCHEN / BREAKFAST ROOM WITH INTEGRATED APPLIANCES AND OFF STREET PARKING. PROPERTIES OF THIS CALIBRE RARELY COME TO MARKET AND WE WOULD ADVISE AN EARLY VIEWING TO AVOID DISAPPOINTMENT.

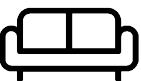
WHY - A COMMUTERS DREAM, AN IDEAL FIRST PURCHASE OR AN INVESTMENT PROPERTY - THIS AMAZING APARTMENT WILL APPEAL TO A VARIETY OF BUYERS



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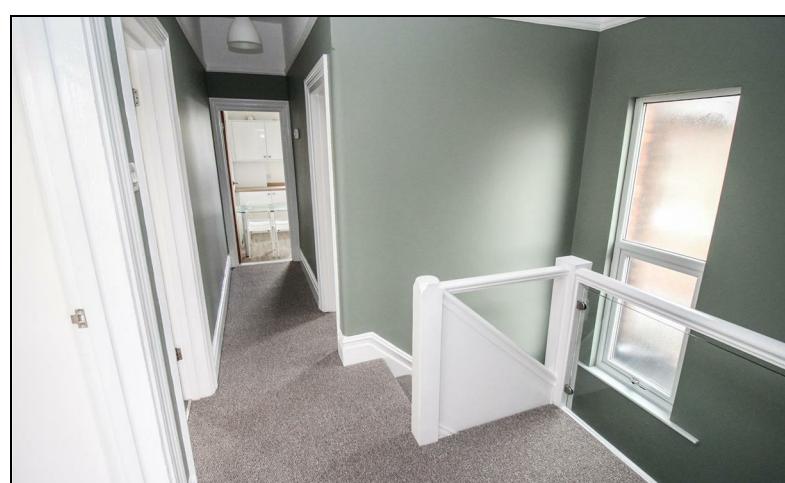


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D

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



ENTRANCE HALL

LANDING

16'1" x 9'2" reducing to  
2'9"

LOUNGE

15' into bay x 11'8"

FITTED KITCHEN /  
BREAKFAST ROOM  
11'4" x 11'1"

BEDROOM ONE  
12'1" x 11'8"

BEDROOM TWO  
9'2" x 7'11"

BATHROOM

8'2" x 7'8"

OFF STREET PARKING



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01702 710555

