

DURDEN & HUNT

INTERNATIONAL



Northlands Approach, SS16

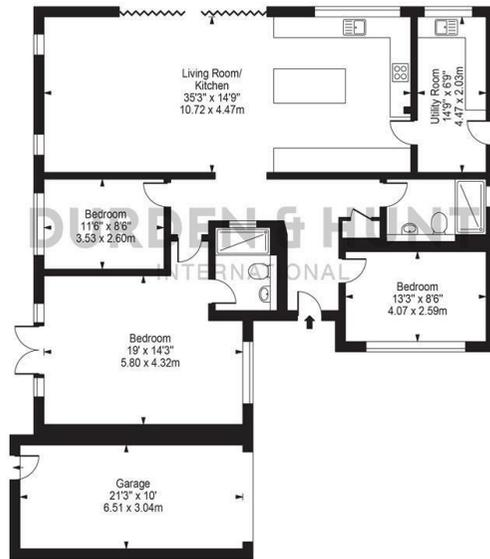
£900,000

- Chain Free
- Stylish Integrated Kitchen
- Primary Bedroom With En Suite
- Surrounded By The Essex Countryside
- Exceptional Gated New Build
- Open Plan Living
- Two Additional Bedrooms
- Large Landscaped Garden
- Family Shower Room & Utility Room
- Sought After Location

123-125 Broadway West, Leigh-On-Sea, SS9 2BU
01702 411 461

leighonsea@durdenandhunt.co.uk
www.durdenandhunt.co.uk

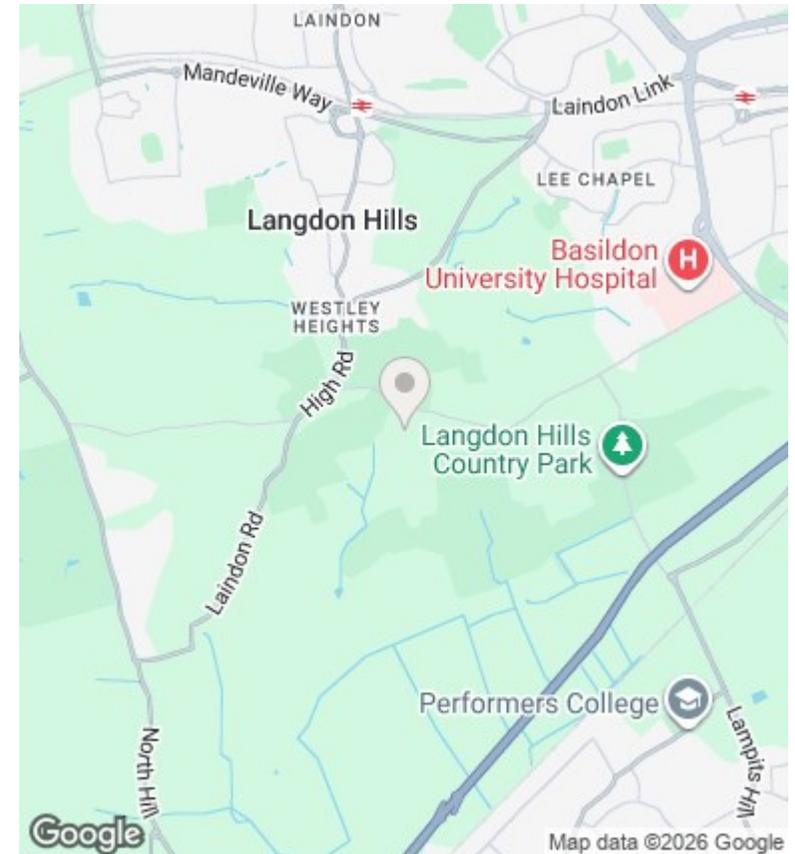
Northlands Approach
 Approx. Total Internal Area 1673 Sq Ft - 155.46 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 213 Sq Ft - 19.79 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

Council Tax Band

New Build

EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		98	98
(81-91) B			
(69-80) C			
(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	