

Ground Floor



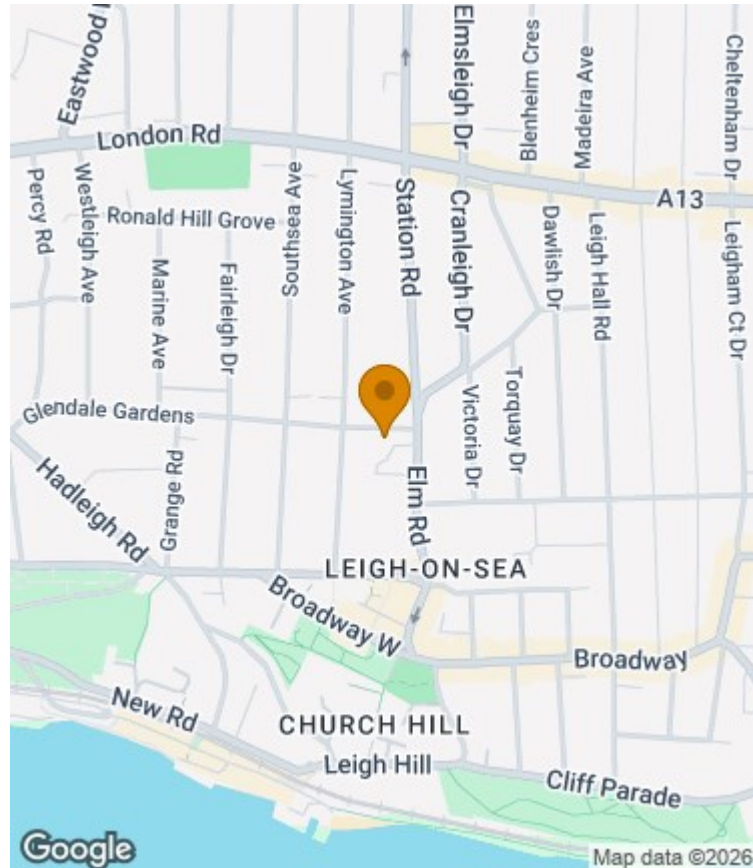
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 63 | | |
| (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



SPACIOUS GROUND FLOOR FLAT
EASY WALKING DISTANCE OF LEIGH TRAIN
STATION
GREAT SIZED LOUNGE / DINER
BATHROOM
LONG LEASE





LOCATED MOMENTS FROM LEIGH BROADWAY
ONE DOUBLE BEDROOM
FITTED KITCHEN
ALLOCATED PARKING SPACE
NO ONWARD CHAIN - KEYS HELD FOR VIEWING

Glendale Gardens, Leigh-On-Sea
Guide Price
£190,000



WHAT & WHERE - LOCATED MOMENTS FROM THE BROADWAY AND WITHIN WALKING DISTANCE OF LEIGH STATION THIS SPACIOUS ONE DOUBLE BEDROOM GROUND FLOOR FLAT, BEING SOLD WITH NO ONWARD CHAIN. WITH A GOOD SIZED LOUNGE / DINER, FITTED KITCHEN AND ALLOCATED PARKING SPACE. THE PROPERTY SITS WITHIN THE WEST LEIGH SCHOOL CATCHMENT AS WELL AS BELFAIRS ACADEMY AND IS OFFERED WITH A LONG LEASE.

WHY - THE PROPERTY WOULD BE PERFECT FOR A FIRST TIME BUYER, COMMUTER OR AN INVESTMNET PURCHASER.

 1  1  1  D Council Tax Band : B



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ENTRANCE HALL
8'4" x 5'6" maximum
(2.54m x 1.68m
maximum)

LOUNGE / DINER
15'9" x 10'2" (4.80m x
3.10m)

FITTED KITCHEN
10'1" x 6'3" (3.07m x
1.91m)

BEDROOM
12'1" x 10'1" (3.68m x
3.07m)

BATHROOM
6'6" x 5'6" (1.98m x
1.68m)

**ALLOCATED PARKING
SPACE**

**CLOSE TO BROADWAY &
STATION**

**LEASEHOLD
INFORMATION**
LEASE - 190 YEARS FROM
24.06.1987
SERVICE CHARGE -
£746.22 PER ANNUM

GROUND RENT - £90 PA
BUILDINGS INSURANCE -
APPROX £220 PER ANNUM



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01702 710555

