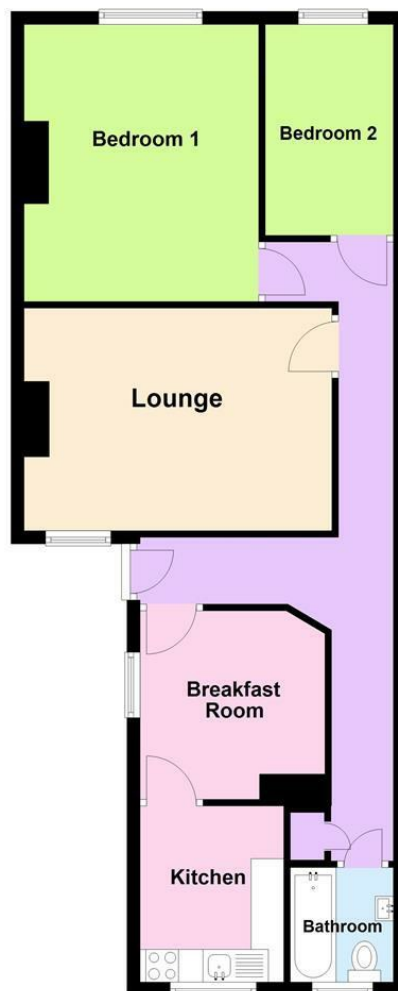


First Floor



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		73
(55-68) D		
(39-54) E	49	
(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



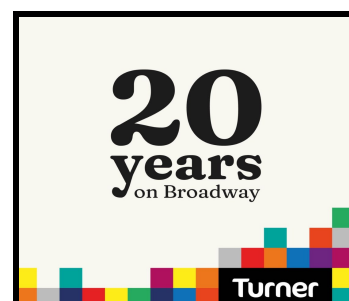
RECENTLY REFURBISHED FIRST FLOOR FLAT
SUPERB ESTUARY VIEWS FROM SPACIOUS ROOF
TERRACE
TWO BEDROOMS
SEPARATE BREAKFAST ROOM
FANTASTIC FIRST BUY OR INVESTMENT PURCHASE

LOCATED IN THE HEART OF LEIGH BROADWAY
NO ONWARD CHAIN

REFITTED KITCHEN
LOUNGE WITH FEATURE FIREPLACE
KEYS HELD IN OFFICE - CALL NOW TO BOOK YOUR
VIEWING



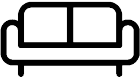

Broadway, Leigh On Sea, Essex

£250,000



WHAT & WHERE - A RECENTLY REFURBISHED TWO BEDROOM FIRST FLOOR FLAT LOCATED IN THE HEART OF LEIGH BROADWAY WITH ITS ARRAY OF SHOPS, BARS, RESTAURANTS AND BOUTIQUES. OFFERING A GREAT BLEND OF PERIOD AND MODERN FEATURES, THE PROPERTY ALSO BENEFITS FROM ESTUARY VIEWS FROM IT'S GREAT SIZED ROOF TERRACE, PERFECT FOR AL FRESCO DINING AND SOCIALISING.

WHY - BEING IN " MOVE IN" CONDITION, WE FEEL THIS SUPERB PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY FOR A YOUNG PERSON OR COUPLE, LOOKING TO BE IN THE HEART OF THE ACTION OR A BUY TO LET INVESTOR. WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION

212E

Council Tax Band : A



@turnersleigh



Turner Sales & Lettings



SPLIT LEVEL ENTRANCE
HALL
31'7" x 13' reducing to
2'8"

LOUNGE
13'10" x 11'10"

BREAKFAST ROOM
10'1" x 9'8" maximum

REFITTED KITCHEN
9'6" x 7'4"

BEDROOM ONE
16'1" x 11'8"

BEDROOM TWO
11'12 x 6'112

BATHROOM
6'4" x 5'2"

SPACIOUS ROOF
TERRACE

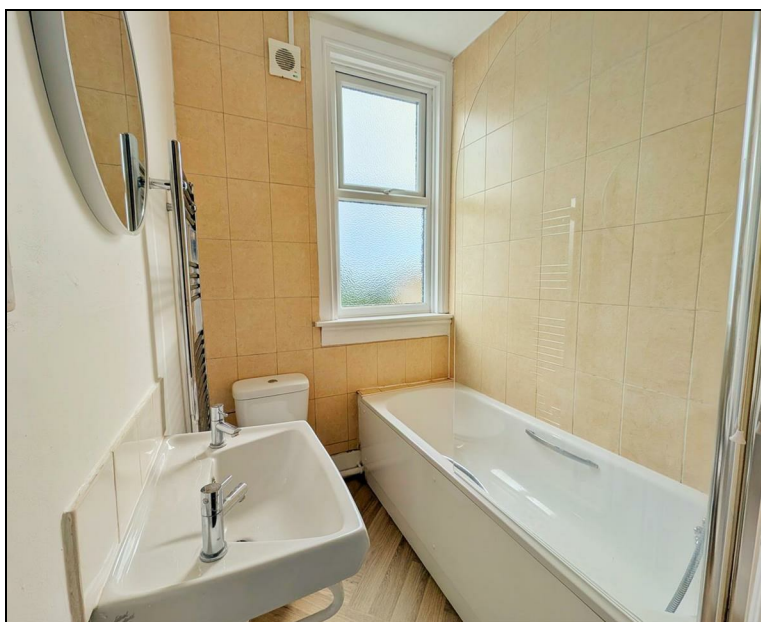
STUNNING ESTUARY
VIEWS

AGENTS NOTE
LEASE DETAILS

LEASE - 125 YEARS FROM

15.01. 2009 - APPROX
108 YEARS UNEXPIRED
GROUND RENT - £150
PER ANNUM
SERVICE CHARGE - £240
PER ANNUM

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



www.turnerstates.co.uk

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