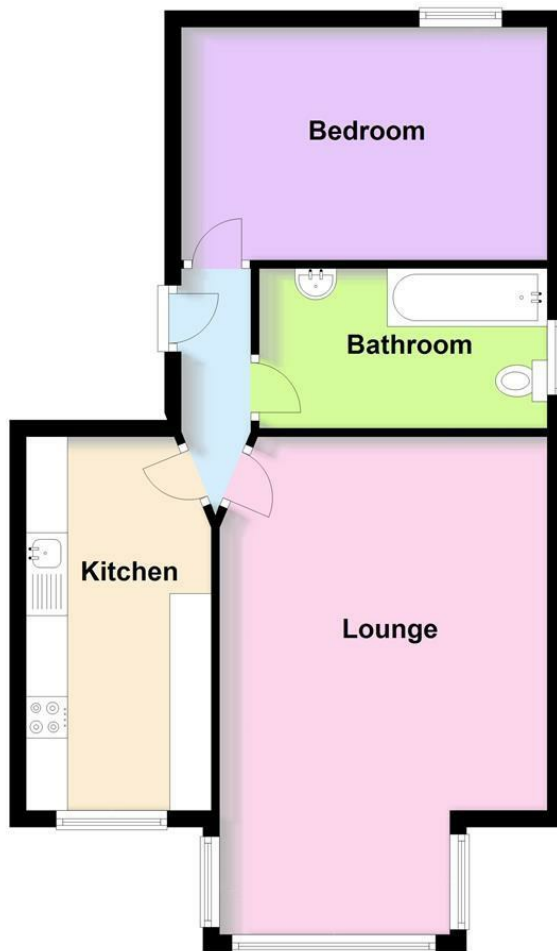


First Floor



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

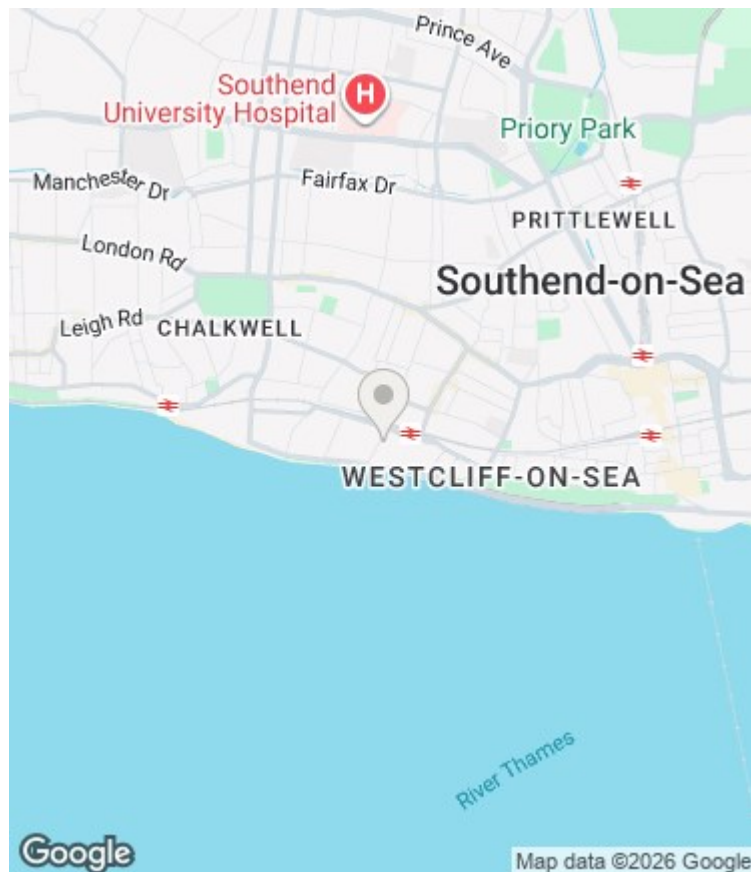
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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



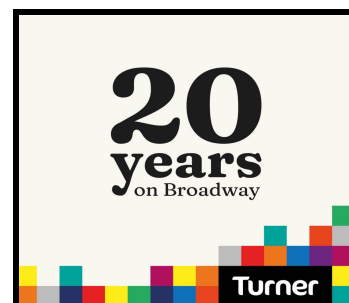
**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
SS9 1AJ 01702710555
info@turnerestates.co.uk**



FIRST FLOOR FLAT
SEA VIEWS FROM THE LOUNGE
SHORT WALK TO SEAFRONT AND MAINLINE
STATION
NO ONWARD CHAIN
IDEAL FOR COMMUTERS

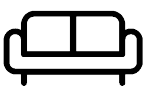
SPACIOUS ONE DOUBLE BEDROOM
MODERN KITCHEN AND BATHROOM
GAS CENTRAL HEATING
PERFECT FIRST PURCHASE
VIEWING HIGHLY RECOMMENDED

Palmerston Road, Westcliff-On-Sea
OFFERS IN EXCESS OF £160,000



WHAT AND WHERE - LOCATED PERFECTLY FOR COMMUTERS WANTING TO BE CLOSE TO A MAINLINE TRAIN STATION OR THOSE LOOKING TO BE NEAR TO THE SEAFRONT, THIS ONE BEDROOM FIRST FLOOR FLAT OFFERS A LOUNGE WITH SEAVIEWS, MODERN FITTED KITCHEN, BATHROOM AND DOUBLE BEDROOM. BEING OFFERED WITH NO ONWARD CHAIN AND LONG LEASE, WE WOULD ENCOURAGE AN EARLY VIEWING APPOINTMENT

WHY - WITH A MAINLINE STATION AT ONE END OF THE ROAD AND THE SEA AT THE OTHER THIS FLAT OFFERS THE PERFECT OPPORTUNITY TO EITHER TAKE THE FIRST STEPS ONTO THE PROPERTY LADDER OR AND IDEAL BUY TO LET INVESTMENT.

 1  1  1  D Council Tax Band : A



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Turner Sales & Lettings



HALL

LOUNGE/DINER

5.41 into bay x 3.45 (17'9" into bay x 11'4")

KITCHEN

4.09 x 2.21 (13'5" x 7'3")

BEDROOM

3.84 x 2.44 (12'7" x 8'0")

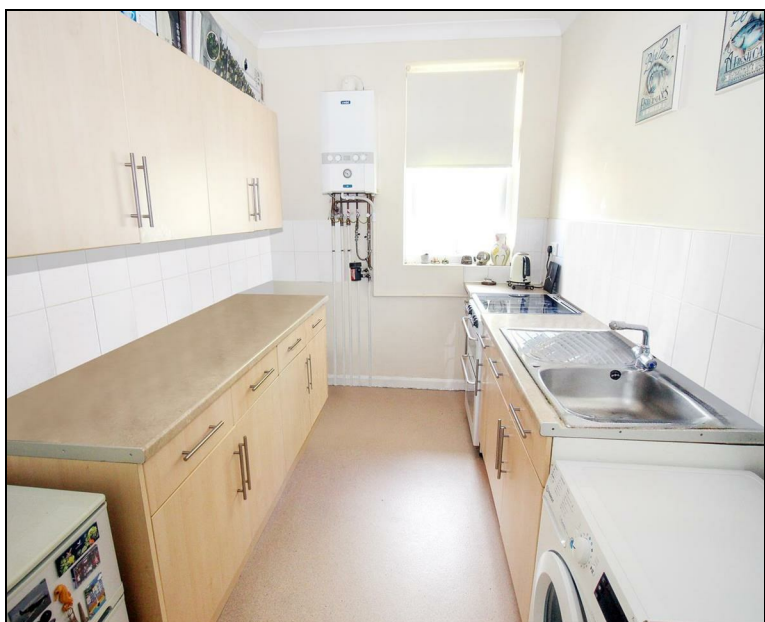
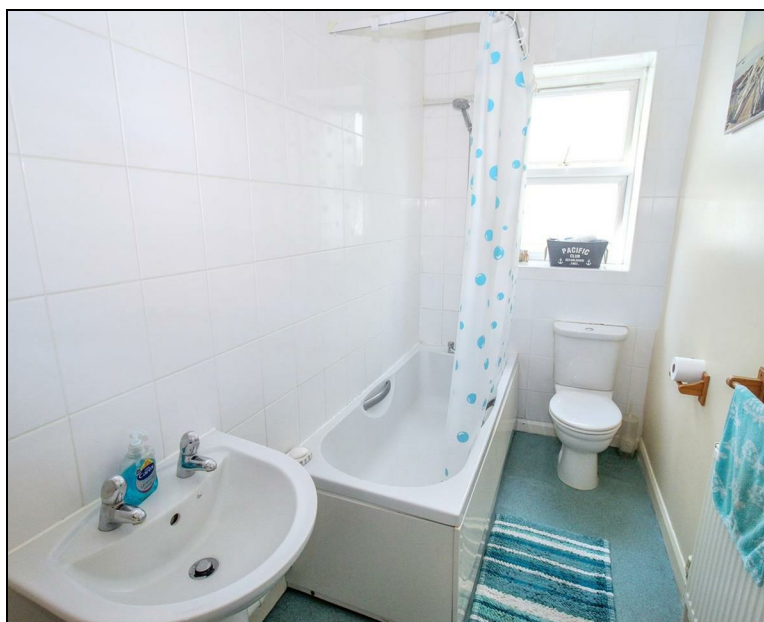
BATHROOM

2.79 x 1.22 (9'2" x 4'0")

AGENTS NOTES LEASE DETAILS

LENGTH OF LEASE - 159
YEARS FROM 01.04.1979 -
APPROX 112 YEARS
UNEXPIRED
GROUND RENT £200 PER
ANNUM
SERVICE CHARGE £1000
PER ANNUM

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



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