



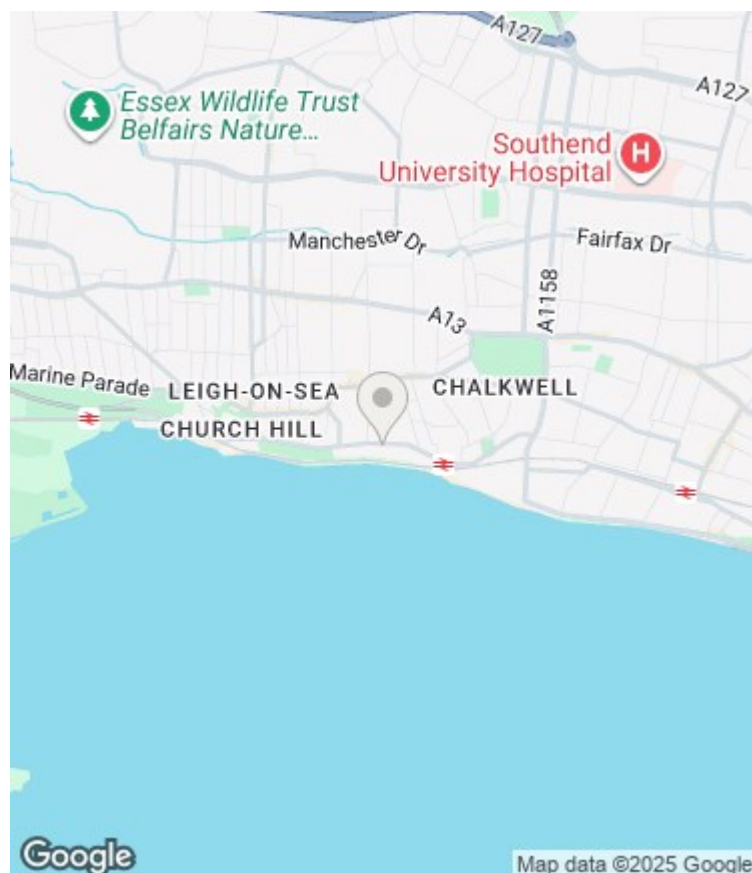
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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



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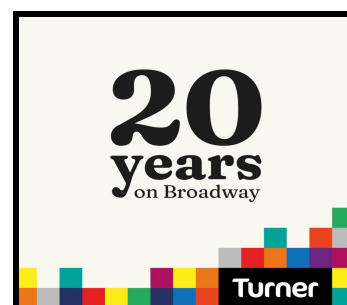


BREATH TAKING ESTUARY VIEWS
FABULOUS DUPLEX APARTMENT
3 BEDROOMS
OWN SECTION OF REAR GARDEN
7 MINUTE WALK TO CHALKWELL STATION

NO ONWARD CHAIN
SOUTH FACING BALCONY
TWO BATHROOMS
LOUNGE WITH SOUTH FACING BALCONY
SHORT STROLL TO THE BROADWAY

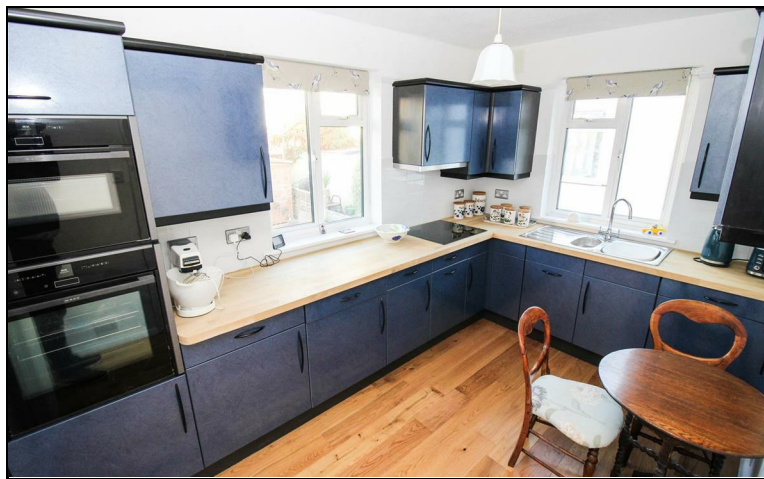
Grand Parade, Leigh-On-Sea

OFFERS IN EXCESS OF £500,000



Access to the apartment is via your own entrance door with stairs rising up to the first floor landing, with a large airing / utility cupboard which has plumbing for washing machine, borrowed light from the lounge and stairs rising to the second floor. The great sized lounge offers absolutely stunning Estuary views as well as access to the South Facing Balcony, ideal for relaxing and taking in the view, further double glazed window to front, three radiators, picture rail and brick fire surround. To the rear is the fitted kitchen with brand new and unused NEFF appliances. The separate dining room / study has access via staircase to the rear garden, vertical radiator, cupboards housing meters and consumer unit and picture rail. The second bedroom and shower room complete the first floor. On the second floor the master bedroom has a double glazed window to the rear with a pleasant outlook and fitted wardrobes. Also on this floor is the third bedroom and the HUGE shower room with shower cubicle, vanity wash hand basin, low level W.C, storage cupboards, tiled floor and heated towel rail. Outside the property benefits from it's own sections of both the front and rear gardens, with the rear garden having a shed, lawn and various flower and shrub display beds with access to the rear path.

 3  2  2  D Council Tax Band : D



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Turner Sales & Lettings



LOUNGE/DINER
20'10" at furthest
point x 18'9" reducing
to 10'1"

DINING ROOM/
STUDY
10'10" x 6'11"

KITCHEN
11'10" x 7'10"

BEDROOM ONE
18'7" x 9'11" at
furthest points

BEDROOM THREE
10'4" x 9'10" at
furthest points

BEDROOM TWO
14'11" x 12'5" at
furthest points

SHOWER ROOM
FIRST FLOOR
7'6" x 5'10"

SHOWER ROOM
SECOND FLOOR
12'7" x 8'5" at
furthest points

OWN SECTION OF
REAR & FRONT
GARDENS

AGENTS NOTES
LEASE DETAILS

LENGTH OF LEASE
125 YEARS FROM
01.01.2023
GROUND RENT £60.00
PA
SERVICE CHARGE N/A

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



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