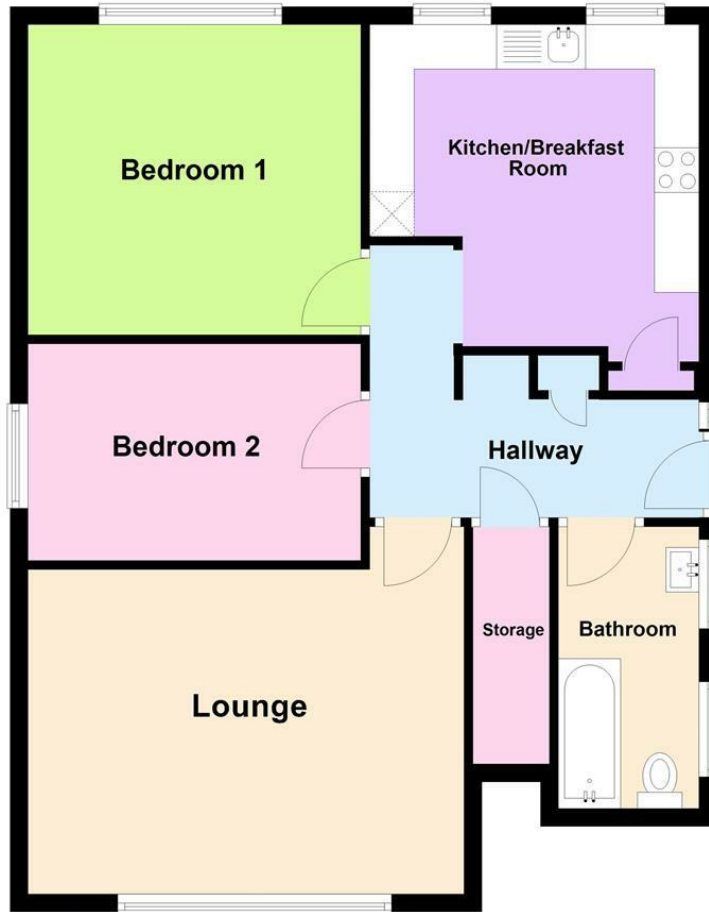


Ground Floor



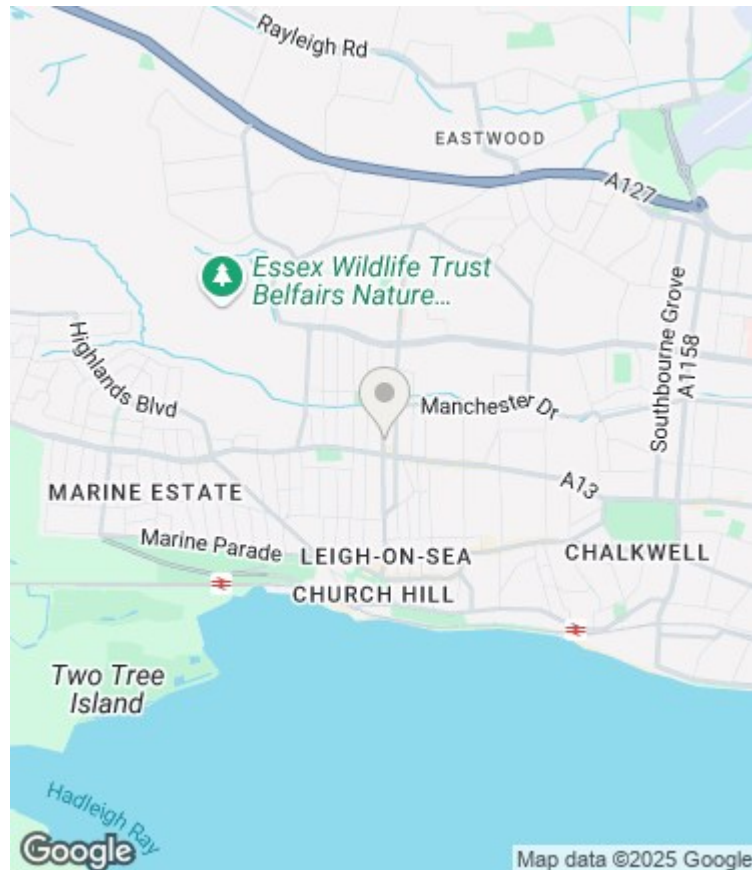
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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		

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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VERY RARE OPPORTUNITY

BEING SOLD WITH THE FREEHOLD

FITTED KITCHEN / BREAKFAST ROOM

LARGE BATHROOM

CLOSE TO LONDON ROAD AND TRANSPORT LINKS

GROUND FLOOR FLAT WITH BLOCK OF FOUR GARAGES TO THE REAR

SPACIOUS LOUNGE

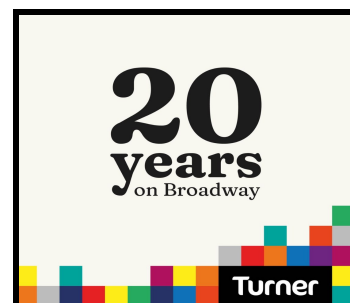
TWO BEDROOMS

PRIVATE REAR GARDEN

NO ONWARD CHAIN

Station Road, Leigh-On-Sea

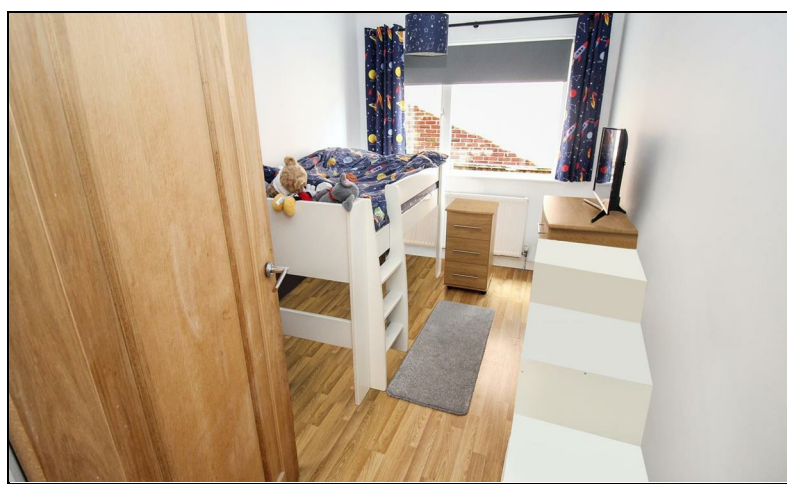
£475,000



WHAT & WHERE - AN EXCITING OPPORTUNITY TO PURCHASE THIS GROUND FLOOR FLAT, BEING SOLD WITH THE FREEHOLD AND A BLOCK OF FOUR GARAGES TO THE REAR. THE PROPERTY IS ALSO OFFERED FOR SALE WITH NO ONWARD CHAIN.

WHY - POTENTIALLY OFFERING A LONG TERM INVESTMENT OPPORTUNITY OR FOR SOMEONE RUNNING A BUSINESS REQUIRING STORAGE, THIS PROPERTY OFFERS A VERY RARE OPPORTUNITY TO PURCHASE SOMETHING UNIQUE.

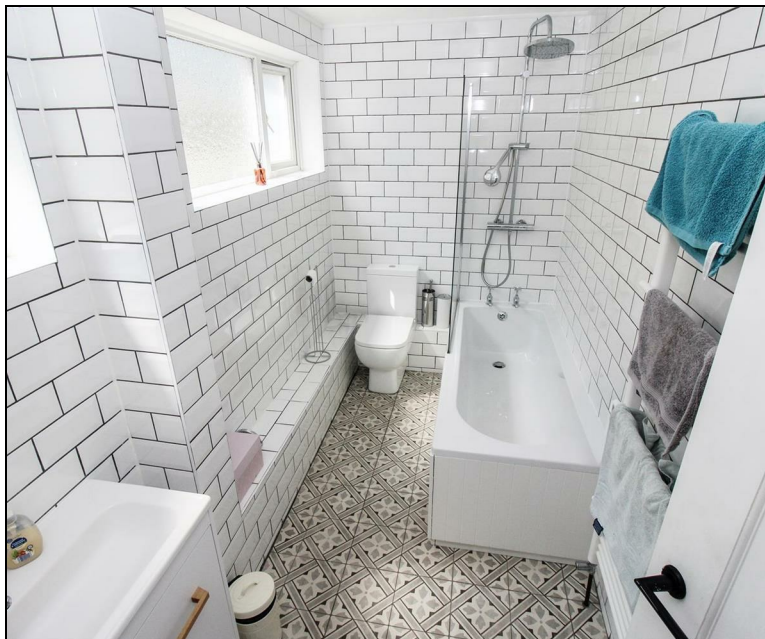
 2  1  1  C Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL

3.38m x 2.87m reducing to 1.98m (11'1" x 9'5" reducing to 6'6")

LOUNGE

4.90m plus door recess x 3.63m (16'1" plus door recess x 11'11")

FITTED KITCHEN / BREAKFAST ROOM

3.71m x 3.63m (12'2" x 11'11")

BEDROOM ONE

3.71m x 3.51m (12'2" x 11'6")

BEDROOM TWO

3.68m x 2.41m (12'1" x 7'11")

BATHROOM

3.15m x 1.57m (10'4" x 5'2")

PRIVATE REAR GARDEN

BLOCK OF 4 GARAGES TO THE REAR

VERY RARE OPPORTUNITY

