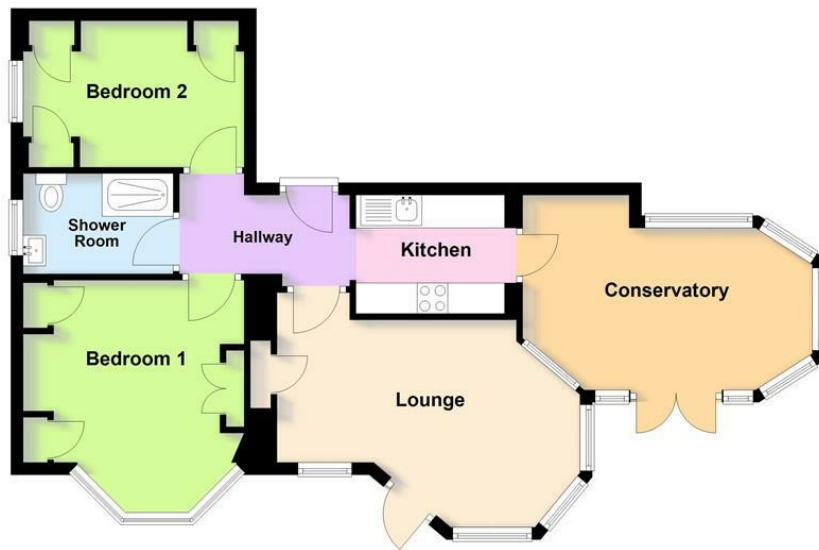


Ground Floor



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

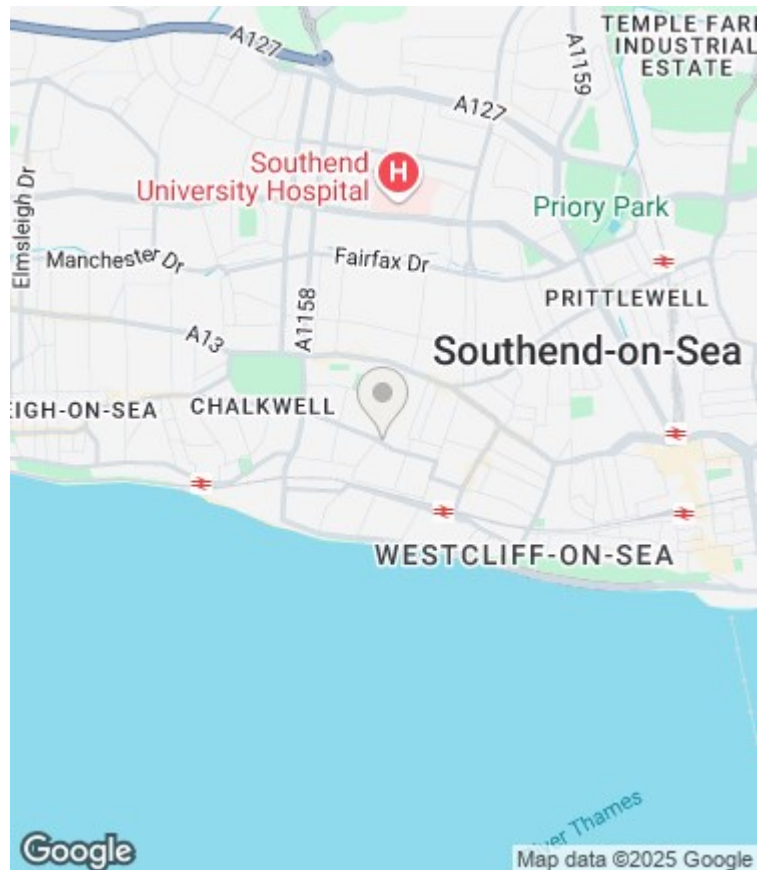
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

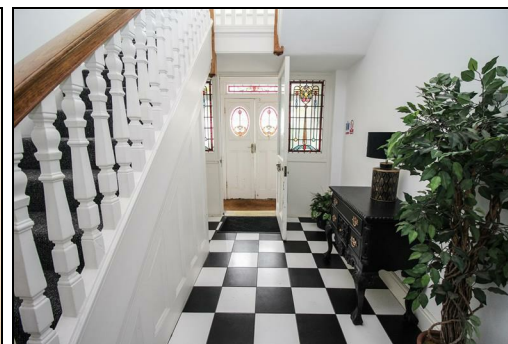
Viewing

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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info@turnerestates.co.uk

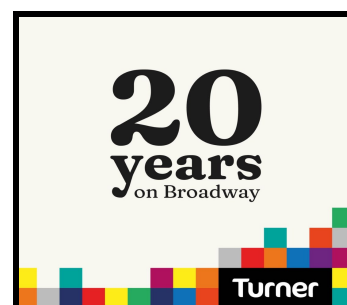


SHARE OF FREEHOLD
SPACIOUS GROUND FLOOR FLAT WITH
ESTUARY GLIMPSES
TWO BEDROOMS
FITTED KITCHEN
ALLOCATED GATED PARKING

NO ONWARD CHAIN
SHORT STROLL TO SEAFRONT AND STATION
BRIGHT AND AIRY LOUNGE
COMMUNAL GARDENS
CLOSE TO CHALKWELL PARK

Kings Road, Westcliff-On-Sea

GUIDE PRICE £295,000 - £325,000

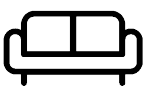


WHAT & WHERE - OFFERING THE EPITOMY OF SEASIDE LIVING THIS CHARMING GROUND FLOOR FLAT, LOCATED JUST A SHORT STROLL FROM THE SEAFRONT AND TRAIN STATION. WITHIN EASY ACCESS OF CHALKWELL PARK, CAFES, SHOPS AND RESTAURANTS. THE FLAT OFFERS BRIGHT AND AIRY LOUNGE, FITTED KITCHEN, CONSERVATORY AND GATED ALLOCATED PARKING.

WHY - LOOKING FOR PEACEFUL LIVING WITH LOCAL AMENITIES ON YOUR DOORSTEP THIS SPACIOUS GROUND FLOOR FLAT COULD BE FOR YOU. PERFECT AS A FIRST TIME BUY OR THOSE LOOKING TO DOWNSIZE . WE WOULD RECOMMEND AN EARLY VIEWING TO FULLY APPRECIATE THIS LOVELY APARTMENT.

 2

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 1

 D

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



HALLWAY

LOUNGE

5.38m (max) x 3.68
(max) (17'7" (max) x
12'0" (max))

KITCHEN

2.49 x 1.98 (8'2" x 6'5")

CONSERVATORY

4.62 (max) x 3.86 (max)
(15'1" (max) x 12'7"
(max))

BEDROOM ONE

4.39 (max) x 3.81 (14'4"
(max) x 12'5")

BEDROOM TWO

3.35 x 2.59 (10'11" x
8'5")

SHOWER ROOM

2.44 x 1.85 (8'0" x 6'0")

COMMUNAL GARDEN

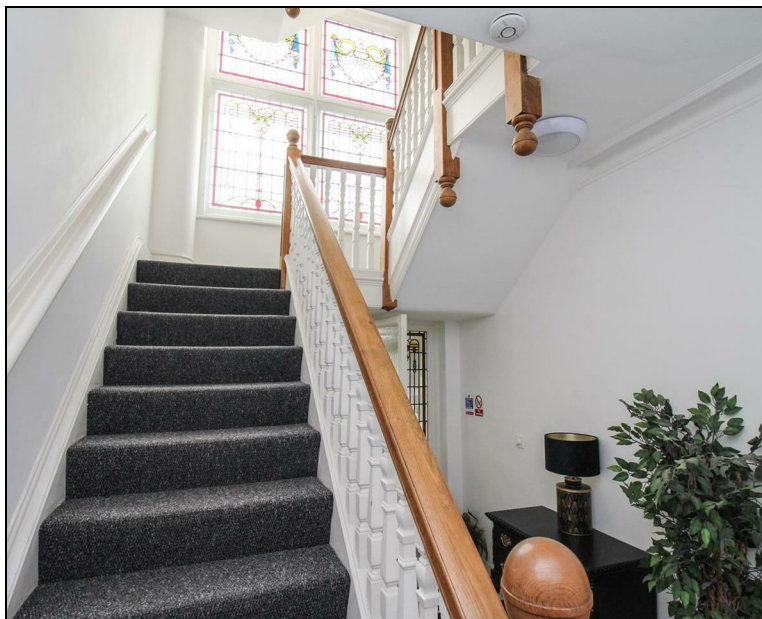
ALLOCATED GATED
PARKING

LEASE DETAILS

GROUND RENT - N/A

SERVICE CHARGE -
£1223 PER ANNUM
SHARE OF FREEHOLD

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



www.turnerstates.co.uk

01702 710555

