

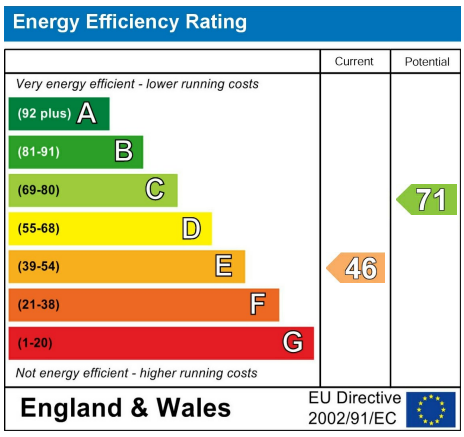



Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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 or warranty in respect of the property.

Turner Sales & Lettings
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Turner









- HIGH STREET LOCATION
- EXTREMELY SPACIOUS FIRST FLOOR FLAT
- HUGE BATHROOM
- LOUNGE WITH FIREPLACE AND HIGH CEILING
- NEARBY BEACHES & COUNTRY WALKS TO BE EXPLORED
- NO ONWARD CHAIN
- GOOD SIZED DOUBLE BEDROOM
- EAT IN KITCHEN
- VILLAGE SHOPS & AMENITIES ON YOUR DOORSTEP
- IDEAL FIRST TIME OR INVESTMENT PURCHASE

High Street, Great Wakering

Offers In Excess Of £140,000

WHAT & WHERE - THIS EXTREMELY SPACIOUS FIRST FLOOR FLAT IS LOCATED ON THE HIGH STREET IN GREAT WAKERING, WITH THIS LOCATION PERFECTLY BLENDING GOOD ACCESS TO THE VILLAGE SHOPS AND AMENITIES, WITH THE LARGER SOUTHEND CITY CENTRE AND MAINLNE RAIL STATIONS THAT ARE FOUND JUST A SHORT DRIVE AWAY. ALL ROOMS OFFER HIGH CEILINGS AND GENEROUS PROPORTIONS AND THERE IS THE BENEFIT OF AN EAT IN KITCHEN. BEING SOLD WITH NO ONWARD CHAIN, WE STRONGLY ASVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - WOULD MAKE A PERFECT FIRST TIME OR INVESTMENT PURCHASE. IT MAY ALSO BE OF INTEREST TO A DOWNSIZER LOOKING TO HAVE ALL AMENITIES ON THEIR DOORSTEP.

1 1 1 E Council Tax Band : A







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01702 710555



ENTRANCE HALL

LANDING
11' x 3' (3.35m x 0.91m)

LOUNGE
13'5" x 10'6" (4.09m x 3.20m)

KITCHEN / BREAKFAST ROOM
14'2" x 10'5" (4.32m x 3.18m)

BEDROOM
13'7" x 10'11" (4.14m x 3.33m)

BATHROOM
10'9" x 10'11" reducing to 7'5" (3.28m x 3.33m reducing to 2.26m)

AGENTS NOTE
LEASEHOLD DETAILS

LENGTH OF LEASE - 125 YEARS FROM 29TH APRIL 2009

GROUND RENT - £150 PER ANNUM
SERVICE CHARGE - N/A
BUILDINGS INSURANCE - CURRENTLY £118 PER ANNUM

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