

### 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.

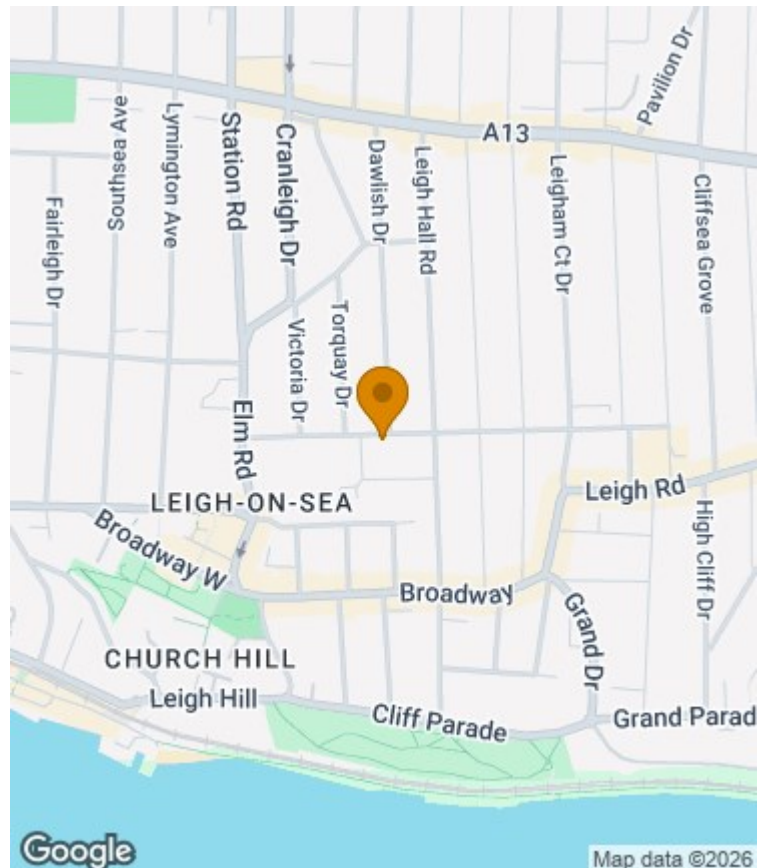
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



50% SHARE OF FREEHOLD  
DOUBLE BEDROOM  
WALKING DISTANCE OF LEIGH & CHALKWELL TRAIN STATIONS  
LOUNGE WITH BAY WINDOW  
SPACIOUS BATHROOM WITH SHOWER CUBICLE

SUPERBLY PRESENTED GROUND FLOOR FLAT  
SOUTH BACKING PRIVATE REAR GARDEN  
SHORT STROLL FROM BROADWAY  
FITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES  
NO ONWRD CHAIN

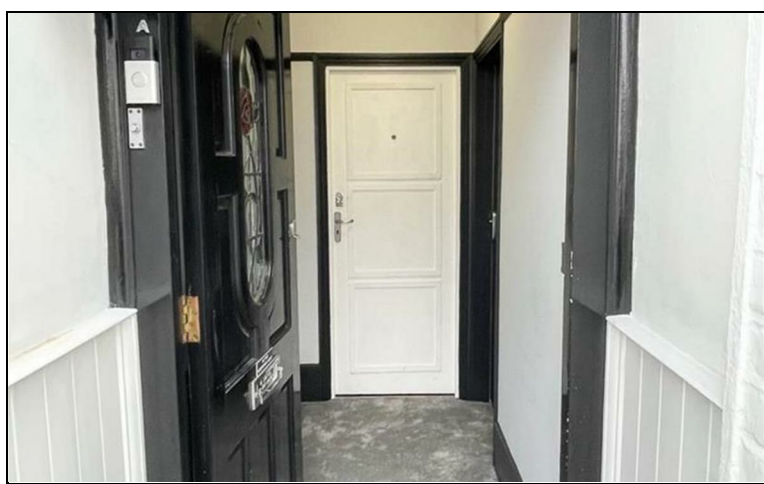
**Pall Mall, Leigh On Sea, Essex**  
**Asking Price**  
**£275,000**



WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, THIS SUPERBLY PRESENTED GROUND FLOOR FLAT WITH 50% SHARE OF FREEHOLD, PRIVATE SOUTH BACKING REAR GARDEN AND BEING SOLD WITH NO ONWARD CHAIN. JUST A SHORT STROLL FROM THE BROADWAY AND WITHIN EASY WALKING DISTANCE OF BOTH LEIGH & CHALKWELL TRAIN STATIONS. OFFERING A DOUBLE BEDROOM WITH BUILT IN WARDROBE, COSY LOUNGE WITH BAY WINDOW, FITTED KITCHEN / BREAKFAST ROOM AND SPACIOUS BATHROOM WITH FREESTANDING BATH AND SHOWER CUBICLE.

WHY - WOULD MAKE A PERFECT FIRST BUY PURCHASE AND IS IDEAL FOR THE COMMUTER OR THOSE LOOKING TO A HAVE ALL AMENITIES ON THEIR DOORSTEP.

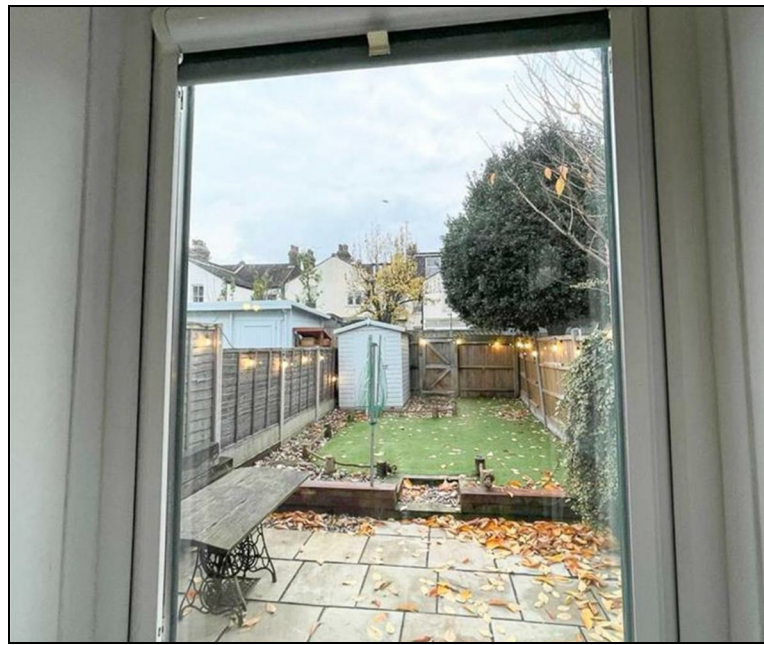
 1  1  1  C Council Tax Band : B



**@turnersleigh**



**Turner Sales & Lettings**



HALLWAY

LOUNGE

13'9" into bay x 11'  
(4.19m into bay x 3.35m)

KITCHEN / BREAKFAST  
ROOM

9'11" x 9'10" (3.02m x  
3.00m)

BEDROOM

10'10" x 9'8" (3.30m x  
2.95m)

BATHROOM WITH  
SHOWER CUBICLE  
8'5" x 7'1" (2.57m x  
2.16m)

PRIVATE SOUTH FACING  
GARDEN

SHARE OF FREEHOLD

LEASE DETAILS  
LENGTH OF LEASE - 999  
YEARS FROM 01.01.1984

GROUND RENT N/A

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

AGENTS NOTE  
PLEASE NOTE THE  
PHOTOGRAPHS WERE  
TAKEN PRIOR TO THE  
CURRENT TENANT  
MOVING AND ARE OR  
GUIDANCE PURPOSES  
ONLY.



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

