

Ground Floor



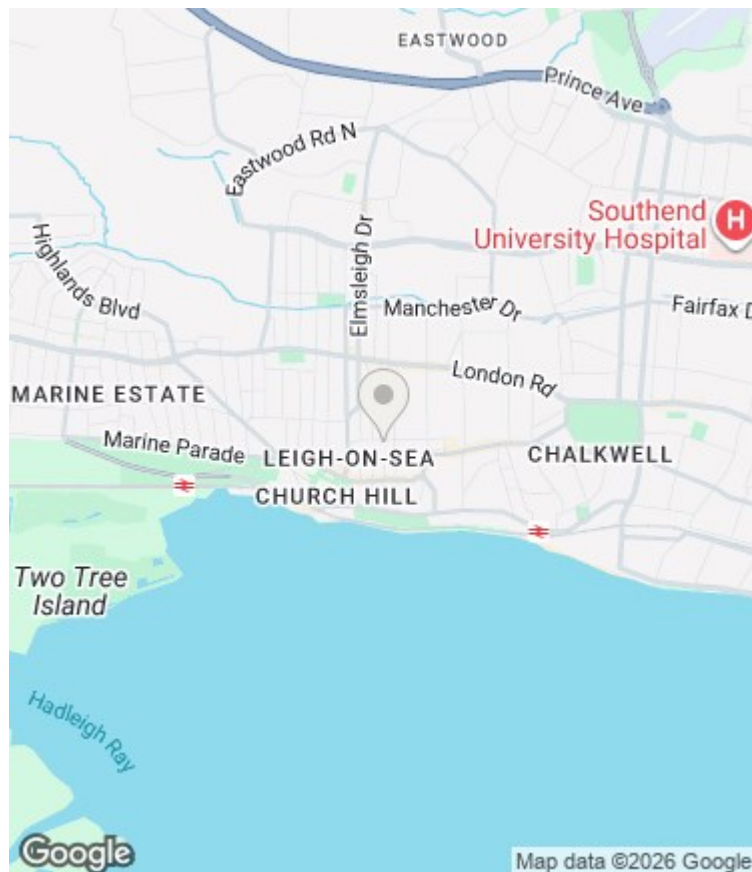
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 77 |
| (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



Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk

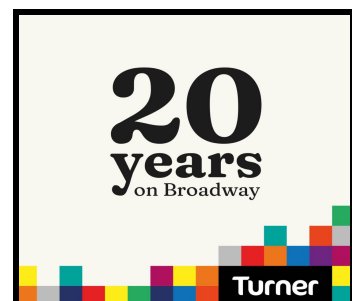


50% SHARE OF FREEHOLD
DOUBLE BEDROOM
WALKING DISTANCE OF LEIGH & CHALKWELL TRAIN STATIONS
LOUNGE WITH BAY WINDOW
SPACIOUS BATHROOM WITH SHOWER CUBICLE

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

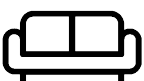
Pall Mall, Leigh On Sea, Essex

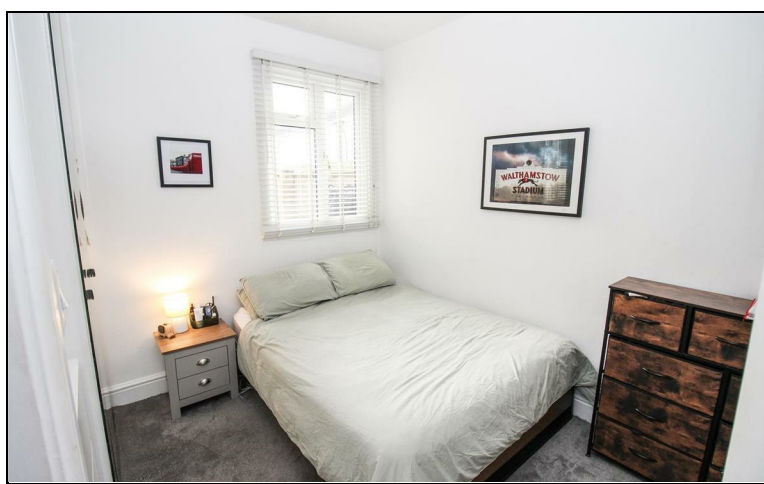
£275,000



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.

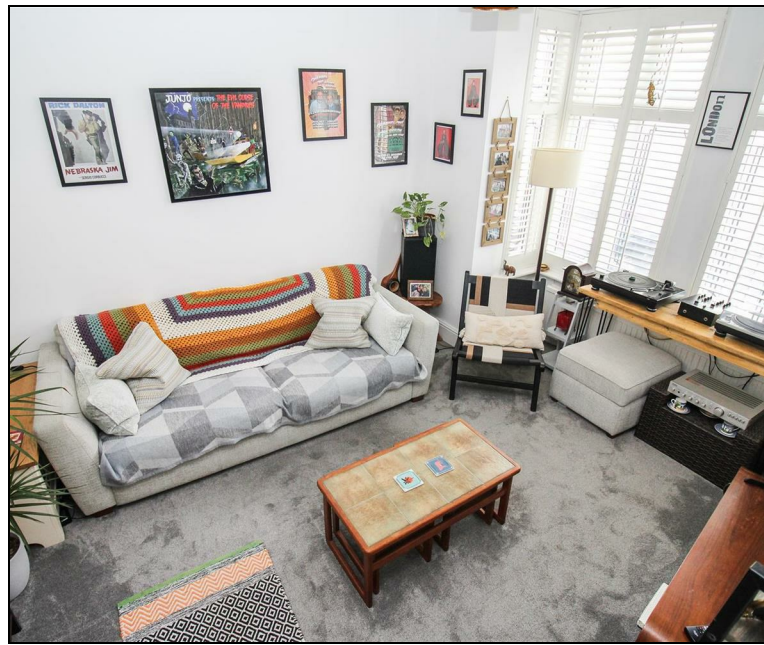
 1  1  1  C Council Tax Band : B



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Turner Sales & Lettings



HALLWAY

LOUNGE
13'9" into bay x 11'

KITCHEN / BREAKFAST
ROOM
9'11" x 9'10"

BEDROOM
10'10" x 9'8"

BATHROOM WITH
SHOWER CUBICLE
8'5" x 7'1"

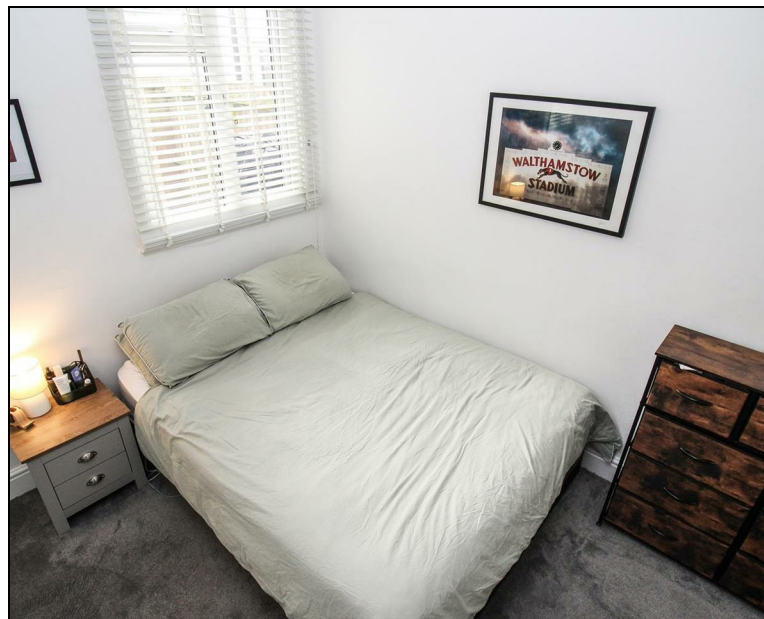
PRIVATE SOUTH FACING
GARDEN

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



www.turnerstates.co.uk

01702 710555

