

# First Floor

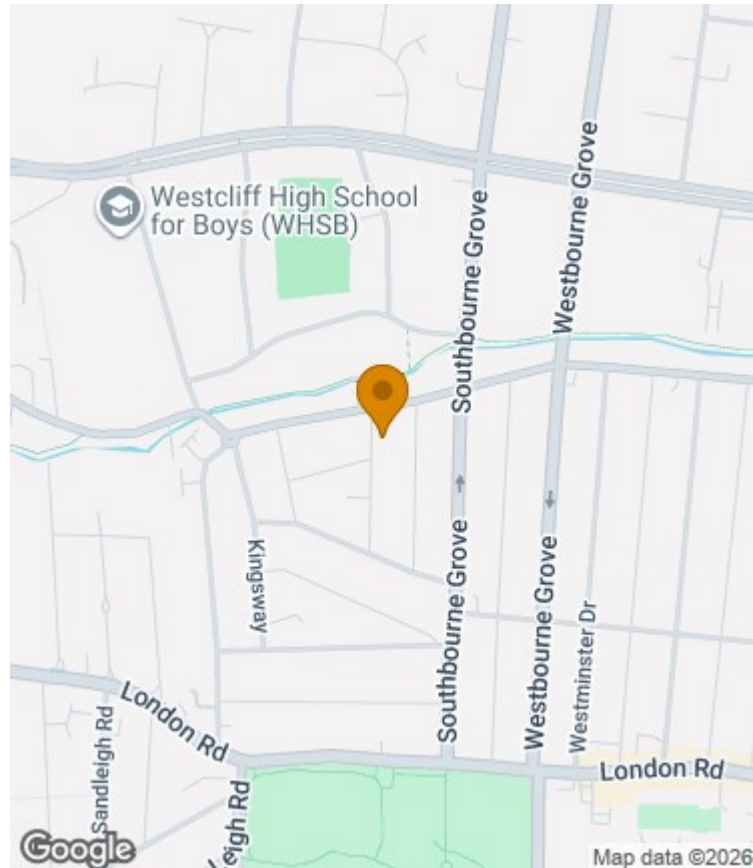


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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



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LOVELY QUIET RESIDENTIAL LOCATION  
FIRST FLOOR FLAT  
OPEN PLAN KITCHEN / LIVING ROOM  
FIREPLACE WITH WORKING LOG BURNER  
SHORT WALK TO LEIGH ROAD

WALKING DISTANCE OF CHALKWELL STATION  
TWO BEDROOMS  
SPACIOUS BATHROOM / UTILITY AREA  
OWN SECTION OF REAR GARDEN  
VIEWING STRONGLY RECOMMENDED

**Holyrood Drive, Westcliff-On-Sea**  
**OFFERS IN THE REGION OF £265,000**



WHAT & WHERE - SITUATED IN A LOVELY QUIET RESIDENTIAL AREA OF WESTCLIFF AND BORDERING CHALKWELL, THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT. BEING CLOSE TO CHALKWELL PARK, WALKING DISTANCE OF CHALKWELL STATION AND WITH MANY LOCAL AMENITIES CLOSE BY. OFFERING AN OPEN PLAN KITCHEN / LIVING ROOM, SPACIOUS BATHROOM INCORPORATING A UTILITY AREA AND OWN SECTION OF REAR GARDEN. AN IMMEDIATE INTERNAL VIEWING IS STRONGLY ADVISED.

WHY - PERFECT FOR A COMMUTER, AN EXCELLENT FIRST OR INVESTMENT PURCHASE OR MAY EVEN SUIT A DOWNSIZER WANTING TO BE CLOSE TO AMENITIES, GREEN SPACES AND TRANSPORT LINKS.

 2  1  1  D Council Tax Band : A



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### LANDING

KITCHEN / LIVING ROOM  
20'2" x 12'7" maximum  
(6.15m x 3.84m  
maximum)

BEDROOM ONE  
14'4" into bay x 13'1"  
(4.37m into bay x 3.99m)

BEDROOM TWO  
7' x '9" (2.13m x '2.74m)

BATHROOM & UTILITY  
AREA  
8'6" x 7'5" (2.59m x  
2.26m)

OWN SECTION OF REAR  
GARDEN

LOVELY RESIDENTIAL  
LOCATION

WALKING DISTANCE OF  
CHALKWELL STATION

AGENTS NOTE  
LEASE DETAILS

LEASE - 190 YEARS FROM  
01.06.1972 -  
APPROXIMATELY 136  
YEARS UNEXPIRED  
GROUND RENT - £25 P.A  
BUILDINGS INSURANCE -  
APPROXIMATELY £150 PA  
(SUBJECT TO  
FLUCTUATION)

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

