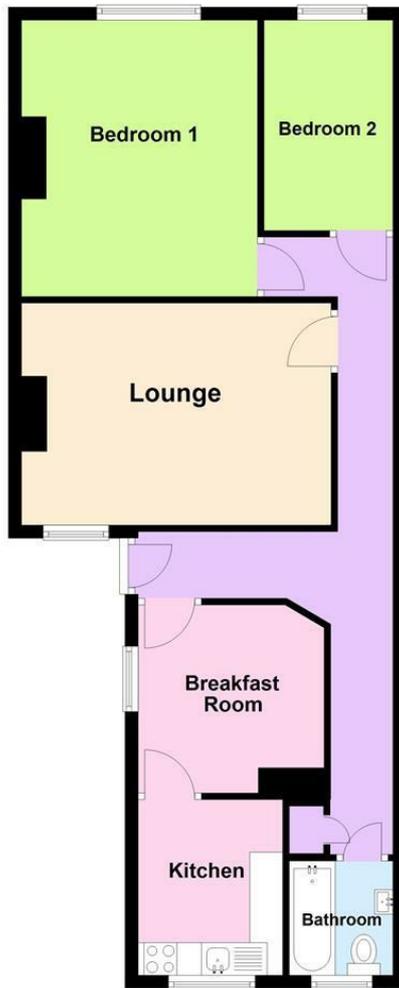


First Floor



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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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



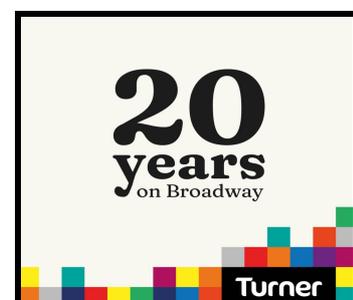
**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



RECENTLY REFURBISHED FIRST FLOOR FLAT  
ESTUARY VIEWS  
TWO BEDROOMS  
SEPARATE BREAKFAST ROOM  
FANTASTIC FIRST BUY OR INVESTMENT  
PURCHASE

LOCATED IN THE HEART OF LEIGH BROADWAY  
NO ONWARD CHAIN  
REFITTED KITCHEN  
LOUNGE WITH FEATURE FIREPLACE  
KEYS HELD IN OFFICE - CALL NOW TO BOOK  
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**Broadway, Leigh On Sea, Essex**  
**Offers in Excess of**  
**£250,000**



WHAT & WHERE - A RECENTLY REFURBISHED TWO BEDROOM FIRST FLOOR FLAT LOCATED IN THE HEART OF LEIGH BROADWAY WITH ITS ARRAY OF SHOPS, BARS, RESTAURANTS AND BOUTIQUES. OFFERING A GREAT BLEND OF PERIOD AND MODERN FEATURES, THE PROPERTY ALSO BENEFITS FROM ESTUARY VIEWS,.

WHY - BEING IN " MOVE IN" CONDITION, WE FEEL THIS SUPERB PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY FOR A YOUNG PERSON OR COUPLE, LOOKING TO BE IN THE HEART OF THE ACTION OR A BUY TO LET INVESTOR. WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION

 2  1  2  E Council Tax Band : A



@turnersleigh



Turner Sales & Lettings



**SPLIT LEVEL ENTRANCE HALL**  
31'7" x 13' reducing to 2'8"

**LOUNGE**  
13'10" x 11'10"

**BREAKFAST ROOM**  
10'1" x 9'8" maximum

**REFITTED KITCHEN**  
9'6" x 7'4"

**BEDROOM ONE**  
16'1" x 11'8"

**BEDROOM TWO**  
11'12" x 6'112"

**BATHROOM**  
6'4" x 5'2"

**STUNNING ESTUARY VIEWS**

**AGENTS NOTE**  
LEASE DETAILS AS ADVISED BY VENDOR

**LEASE - 125 YEARS FROM 15.01. 2009 - APPROX 108 YEARS UNEXPIRED**

**GROUND RENT - £150 PER ANNUM**  
**SERVICE CHARGE - £240 PER ANNUM**

**PLEASE NOTE THE ABOVE HAS BEEN SUPPLIED BY THE SELLER AND NOT VERIFIED BY A SOLICITOR**



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

**01702 710555**

