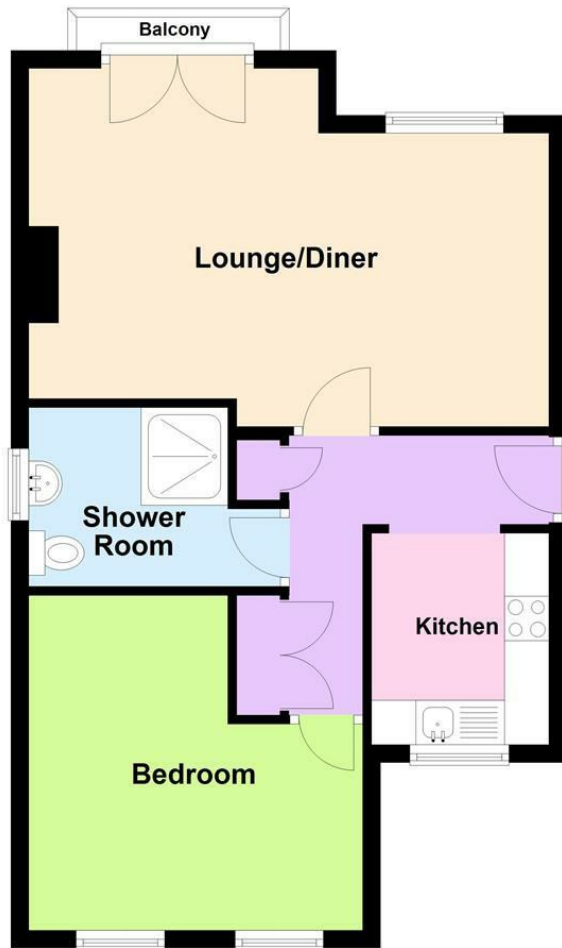


## Second Floor



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

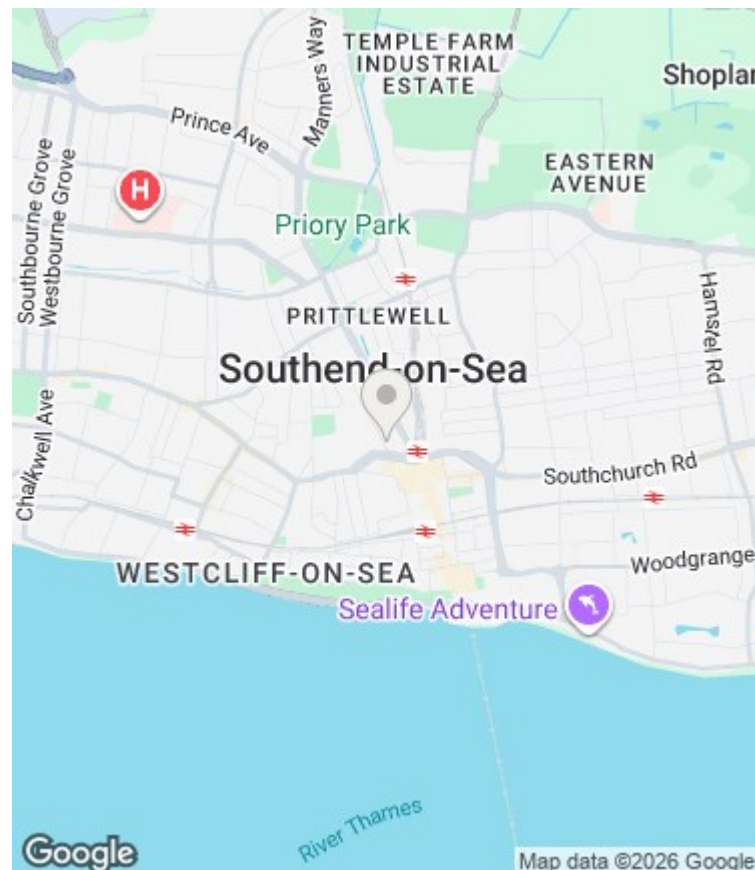
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(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**





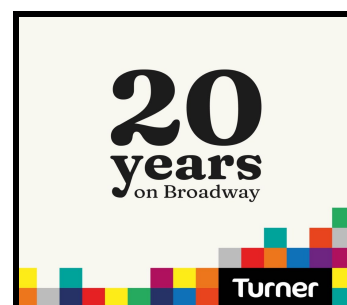
AVAILABLE FOR THE OVER 55s

OPEN PLAN LOUNGE / DINER WITH JULIETTE BALCONY  
LARGE SHOWER ROOM  
DOUBLE BEDROOM  
LIFT ACCESS

SPACIOUS AND WELL PRESENTED TOP FLOOR  
APARTMENT

FITTED KITCHEN  
DOUBLE GLAZING AND ELECTRIC HEATING  
ALLOCATED PARKING SPACE  
NO ONWARD CHAIN

**Baxter Avenue, Southend-On-Sea**  
**OFFERS IN EXCESS OF £115,000**



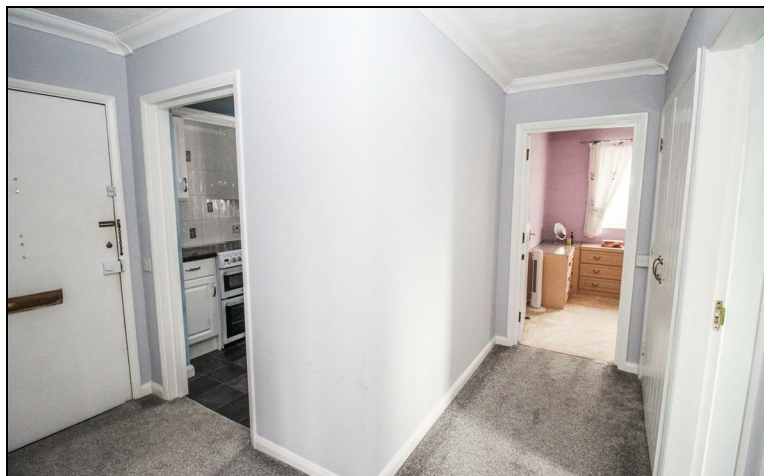


WHAT & WHERE - SITUATED ON BAXTER AVENUE THIS SPACIOUS TOP FLOOR APARTMENT FOR THE OVER 55s, OFFERING EASY ACCESS TO LOCAL SHOPS, EATERIES, SOUTHEND VICTORIA AND SOUTHEND CENTRAL TRAIN STATIONS. THE SEAFRONT IS WITHIN EASY ACCESS, WITH ITS ARRAY OF ATTRACTIONS. BEING OFFERED WITH NO ONWARD CHAIN.

WHY - PERFECT FOR THOSE LOOKING FOR A SLOWER PACE OF LIFE THIS PROPERTY WITH LOW MAINTENANCE, AND OFFERING A FULL RANGE OF AMENIITIES NEARBY.

 1  1  1  A

Council Tax Band : B



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Turner Sales & Lettings





SPACIOUS ENTRANCE  
HALL

ALLOCATED PARKING  
SPACE

LOUNGE / DINER  
5.92m x 4.39m (19'5" x  
14'5")

LEASE DETAILS  
LEASE 125 YEARS FROM  
22.10.1999

FITTED KITCHEN  
2.57m x 2.03m (8'5" x  
6'8")

GROUND RENT - £60.00  
PER ANNUM  
SERVICE CHARGE -  
£2215.20 PER ANNUM

BEDROOM  
4.04m x 3.71m (13'3" x  
12'2")

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

SHOWER ROOM

COMMUNAL GARDEN



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

01702 710555

