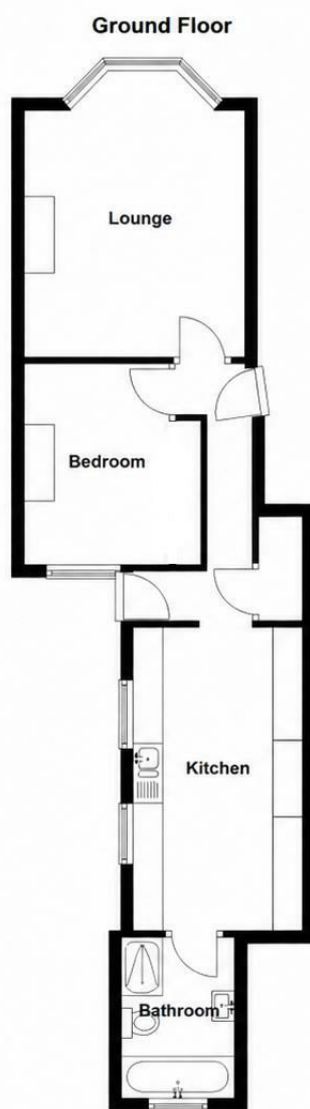


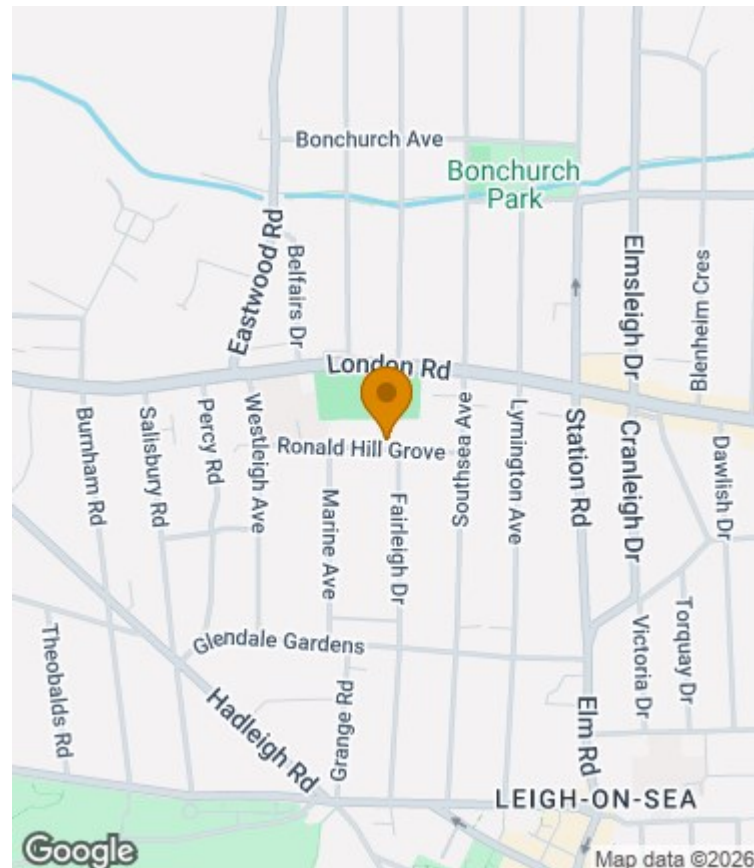


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

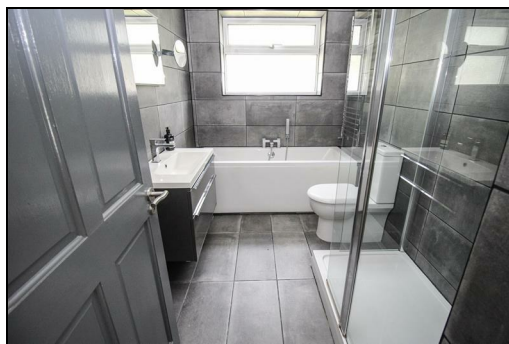
Viewing

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 Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
SS9 1AJ 01702710555
info@turnerestates.co.uk**



SOLD WITH FULL FREEHOLD
NO ONWARD CHAIN
APPROXIMATELY 70' PRIVATE REAR GARDEN
MODERN BATHROOM WITH SHOWER CUBICLE

IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND
COMMUTERS ALIKE

BEAUTIFULLY PRESENTED GROUND FLOOR FLAT
DOUBLE BEDROOM
LARGE KITCHEN WITH INTEGRATED APPLIANCES
WALKING DISTANCE OF LEIGH BROADWAY & LEIGH
TRAIN STATION
KEYS HELD FOR VIEWING

Ronald Hill Grove, Leigh-On-Sea
OFFERS IN EXCESS OF £260,000

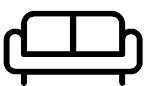


WHAT & WHERE - LOCATED WITHIN EASY WALKING DISTANCE OF THE BUZZ OF LEIGH BROADWAY AND LEIGH TRAIN STATION, THIS BEAUTIFULLY PRESENTED GROUND FLOOR FLAT WITH PRIVATE REAR GARDEN AND BEING SOLD WITH THE FULL FREEHOLD. BENEFITTING FROM A VERY LARGE MODERN KITCHEN WITH INTEGRATED APPLIANCES, LOUNGE WITH BAY WINDOW, CONTEMPORARY BATHROOM, DOUBLE BEDROOM AND BEING SOLD WITH NO ONWARD CHAIN.

WHY - WE FEEL THIS PROPERTY WOULD PERFECT SUIT A FIRST TIME BUYER, DOWNSIZER OR A COMMUTER, DUE TO IT'S LOCATION AND PRESENTATION.

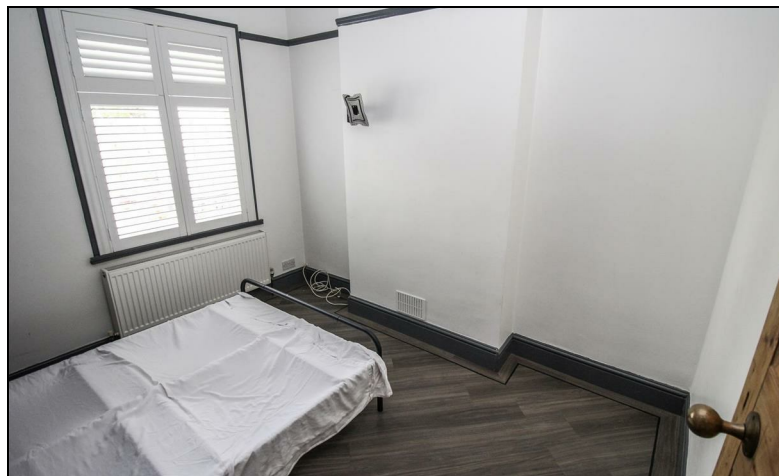
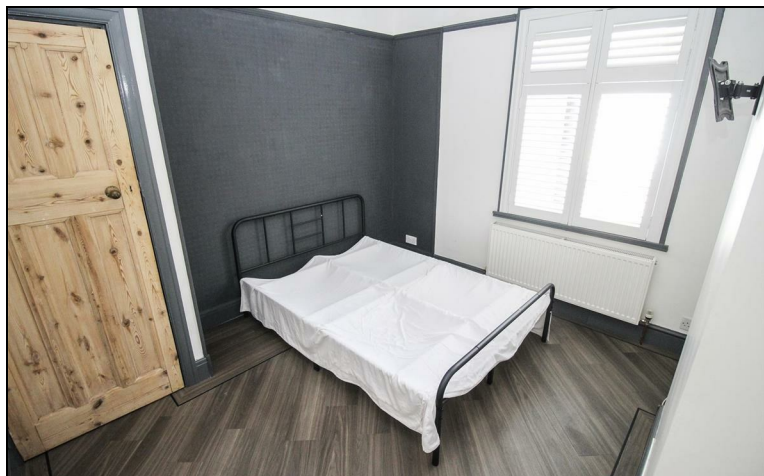
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 D

Council Tax Band : B



@turnersleigh



Turner Sales & Lettings



COMMUNAL ENTRANCE
HALL

ENTRANCE HALL
14'5" x 6'5" maximum
(4.39m x 1.96m
maximum)

LOUNGE
15'5" into bay x 12'
(4.70m into bay x 3.66m)

FITTED KITCHEN
16'4" x 9'4" (4.98m x
2.84m)

BEDROOM
10'9" x 9'9" (3.28m x
2.97m)

BATHROOM
8'9" x 6'1" (2.67m x
1.85m)

PRIVATE REAR GARDEN
approximately 70'
(approximately 21.34m)

NO ONWARD CHAIN

AGENTS NOTE
THE PROPERTY IS BEING

SOLD WITH THE FULL
FREEHOLD
GROUND RENT N/A
SERVICE CHARGE N/A
THE ABOVE
INFORMATION HAS BEEN
SUPPLIED BY THE SELLER
AND NOT VERIFIED BY A
SOLICITOR



www.turnerstates.co.uk

01702 710555

