

First Floor



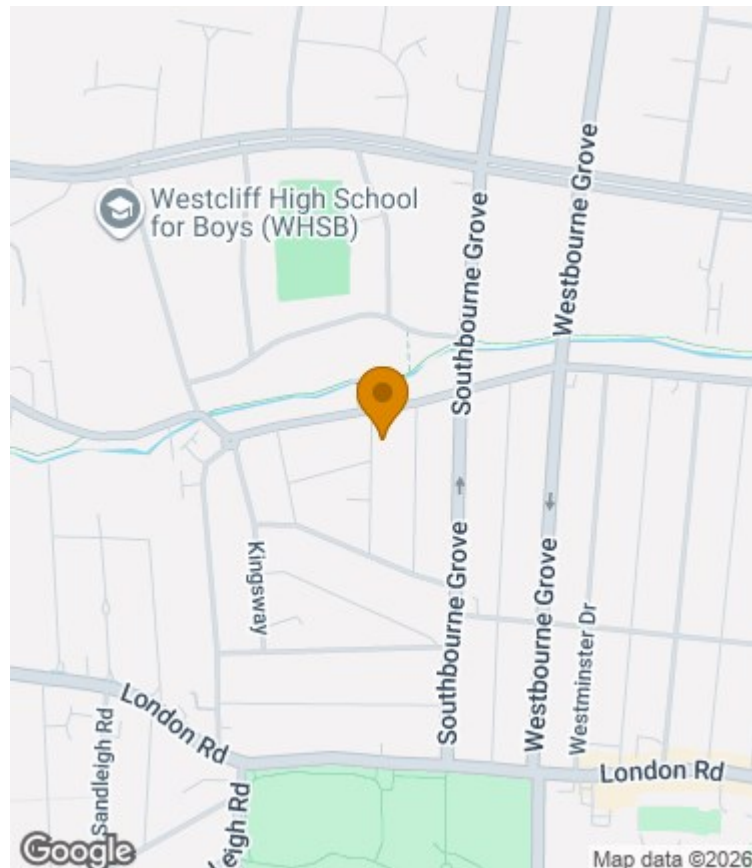
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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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 REAR GARDEN
NO ONWARD CHAIN, 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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Turner Sales & Lettings



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

