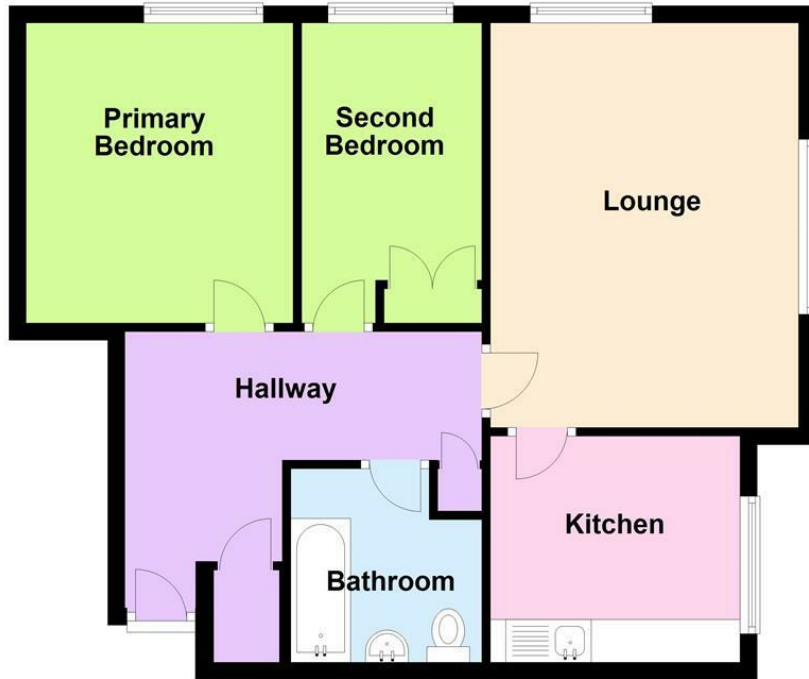


## Sixth Floor



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>		<b>82</b>
(55-68) <b>D</b>	<b>61</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**



SHARE OF FREEHOLD

TWO DOUBLE BEDROOMS

MODERN FITTED KITCHEN

BATHROOM / W.C

IDEALLY PLACED FOR ALL AMENITIES

SPACIOUS 6TH FLOOR APARTMENT WITH  
BREATHTAKING ESTUARY VIEWS

GOOD SIZE LOUNGE / DINER

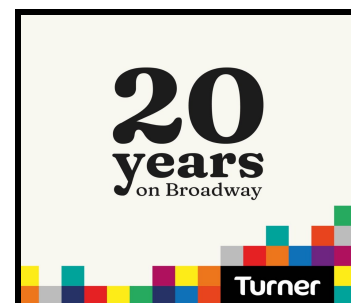
SECURE GATED PARKING

LIFT SERVICE, ON SITE CARETAKER AND COMMUNAL  
GARDENS

NO ONWARD CHAIN - KEYS HELD FOR VIEWING

**St Clements Court East, Broadway West,  
Leigh-On-Sea**

**Offers In Excess Of £265,000**



WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, THIS SPACIOUS 6TH FLOOR PURPOSE BUILT APARTMENT WITH SHARE OF FREEHOLD. BENEFITTING FROM BREATHTAKING VIEWS OF THE ESTUARY, THE PROPERTY ALSO OFFERS TWO DOUBLE BEDROOMS, SECURE PARKING, LARGE LOUNGE/DINER AND FITTED KITCHEN.

WHY - PERFECT FOR SOMEONE WHO WANTS TO BE IN THE HEART OF THE ACTION, COMMUTERS, AS LEIGH STATION IS WITHIN EASY WALKING DISTANCE OR A DOWNSIZER LOOKING FOR A LOCK UP AND LEAVE PROPERTY.

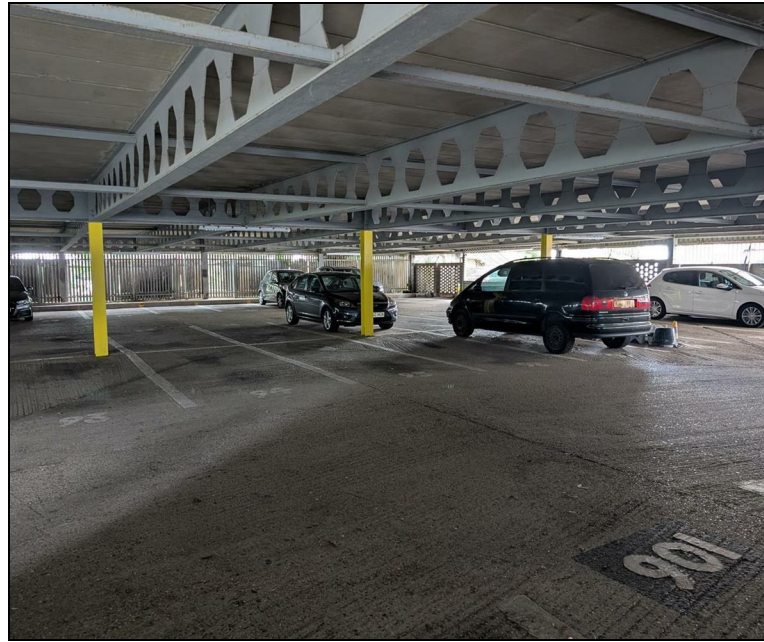
 2  1  1  D Council Tax Band : C



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Turner Sales & Lettings



ENTRANCE HALL  
4.29m x 2.57m reducing  
to 0.91m (14'1" x 8'5"  
reducing to 3')

LOUNGE / DINER  
4.72m x 3.61m (15'6" x  
11'10")

FITTED KITCHEN  
2.92m x 2.64m (9'7" x  
8'8")

BEDROOM ONE  
3.53m x 3.12m (11'7" x  
10'3")

BEDROOM TWO  
3.30m x 2.11m (10'10" x  
6'11")

BATHROOM  
2.26m x 2.21m (7'5" x  
7'3")

SECURE GATED PARKING

LIFT TO ALL FLOORS  
FABULOUS ESTUARY  
VIEWS

CARETAKER ON SITE

LEASEHOLD DETAILS

LEASE - SHARE OF  
FREEHOLD  
(APPROXIMATELY 175  
YEARS UNEXPIRED)  
GROUND RENT - £10 PER  
ANNUM  
SERVICE CHARGE -  
£25000 PER ANNUM

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

