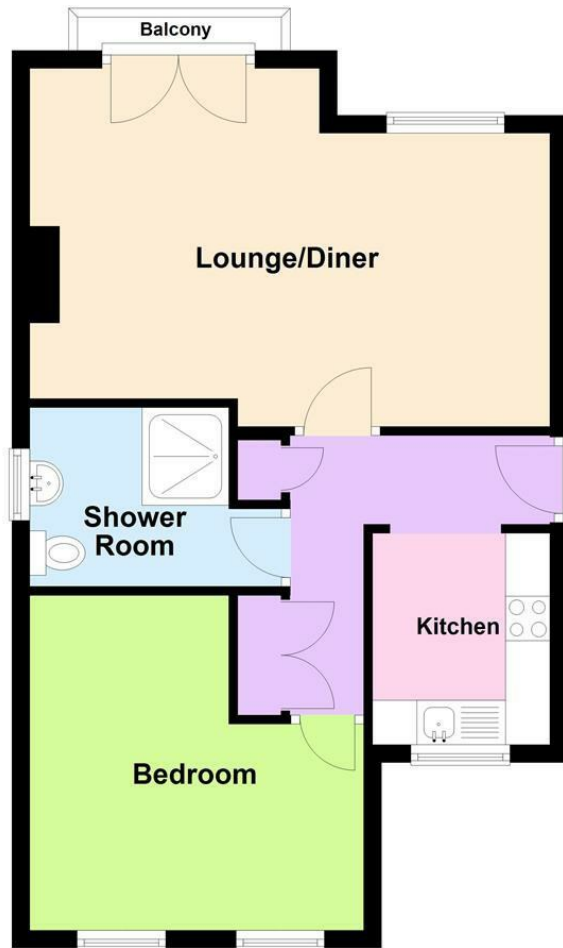


## Second Floor



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

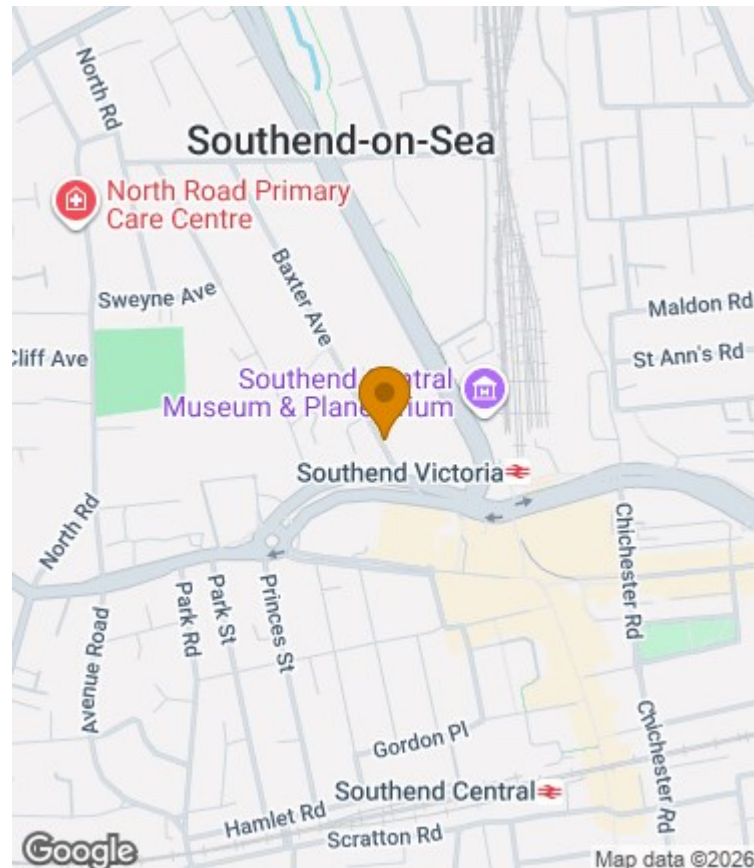
### Energy Efficiency Rating

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



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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, SOUTHWEND VICTORIA AND SOUTHWEND 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 AMENITIES NEARBY.

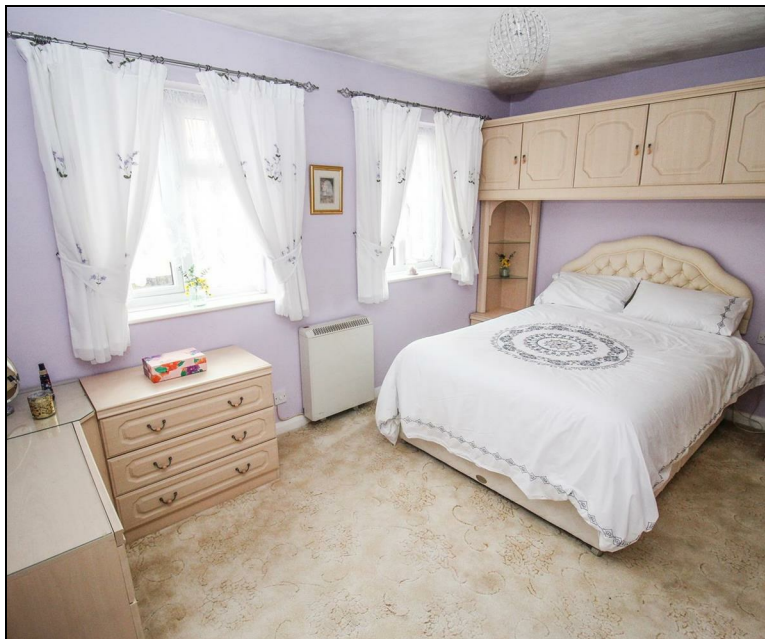
 1  1  1  C Council Tax Band : B



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SPACIOUS ENTRANCE  
HALL

LEASE DETAILS

LOUNGE / DINER  
19'5" x 14'5"

FITTED KITCHEN  
8'5" x 6'8"

BEDROOM  
13'3" x 12'2"

SHOWER ROOM

COMMUNAL GARDEN

ALLOCATED PARKING  
SPACE



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