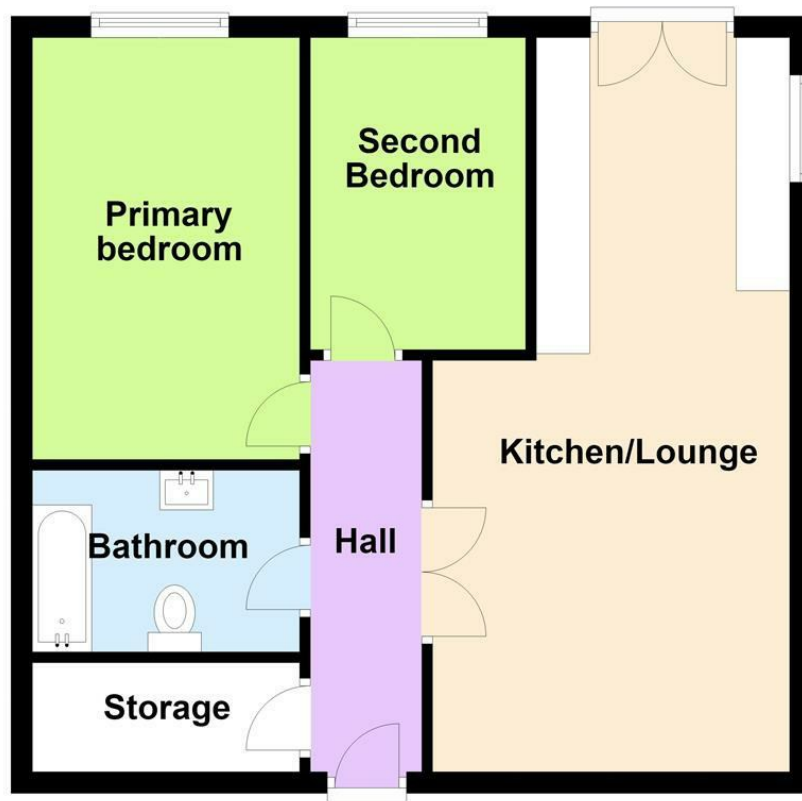


First Floor



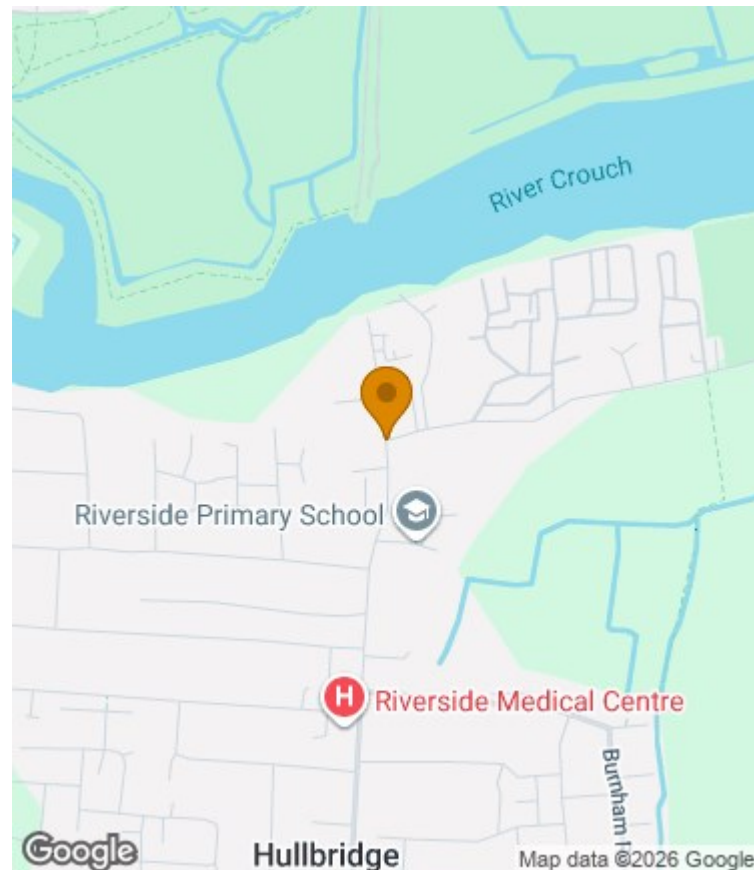
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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**



SPACIOUS AND WELL PROPORTIONED FIRST FLOOR APARTMENT
30'8" LUXURY KITCHEN / LIVING ROOM WITH JULIETTE BALCONY OVER
LOOKING GARDENS
TWO DOUBLE BEDROOMS
UNDERFLOOR HEATING THROUGHOUT
SCENIC RIVERSIDE WALKS AND LOCAL YACHT CLUB ON YOUR DOORSTEP

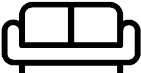
BEAUTIFULLY MAINTAINED DEVELOPMENT
TWO ALLOACTED PARKING SPACES
LUXURY BATHROOM
LEASEHOLD WITH 994 YEARS REMAINING
CLOSE TO LOCAL SHOPS, RESTAURANTS AND ANCHOR GASTRO PUB

The Swans, Ferry Road
Asking Price
£350,000

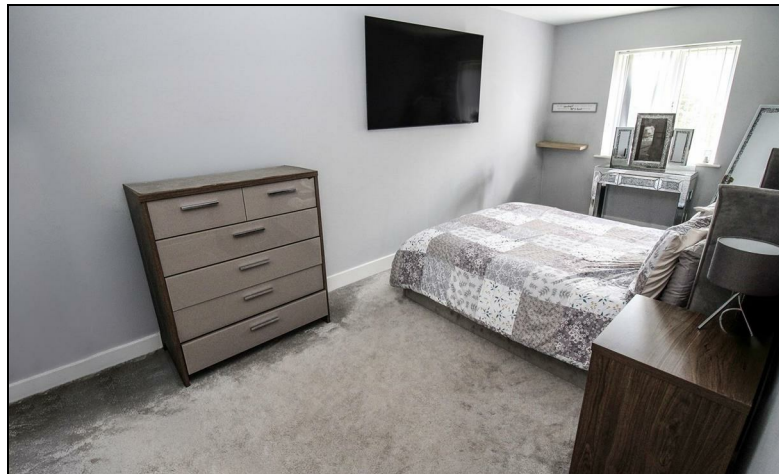
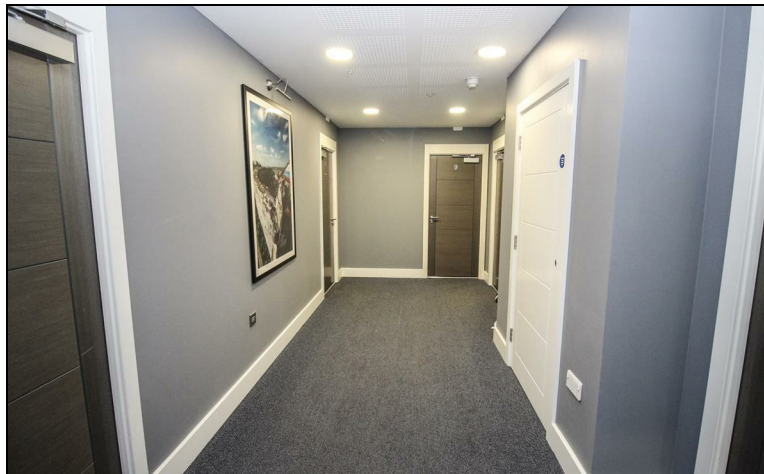


WHAT & WHERE - LOCATED CLOSE TO THE RIVER CROUCH, THIS WELL APPOINTED AND EXCEPTIONALLY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SET WITHIN THIS BEAUTIFULLY MAINTAINED BLOCK. OFFERING OPEN PLAN LIVING WITH A JULIETTE BALCONY OFF THE KITCHEN OVERLOOKING THE GARDENS, UNDERFLOOR HEATING THROUGHOUT AND TWO ALLOCATED PARKING SPACES. WITH 994 YEARS REMAINING ON THE LEASE AND NO ONWARD CHAIN, WE STRONGLY RECOMMEND AN IMMEDIATE INTERNAL INSPECTION.

WHY - WE FEEL THIS SUPERB APARTMENT WOULD APPEAL TO FIRST TIME BUYERS AND DOWNSIZERS ALIKE. WITH THE LOCAL YACHT CLUB ON YOUR DOORSTEP, SAILING ENTHUSIASTS MAY ALSO BE TEMPED TO BUY. WOULD ALSO SUIT THOSE LOOKING FOR A PEACEFUL WEEKEND RETREAT OR THOSE WHO ENJOY AN OUTDOOR LIFESTYLE.

211B

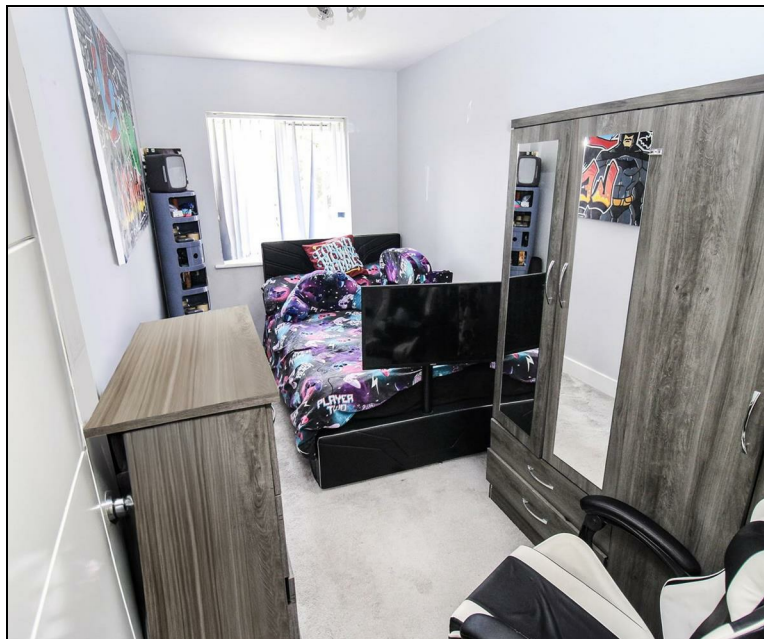
Council Tax Band : D



@turnersleigh



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ENTRANCE HALL
16'11" x 4' (5.16m x 1.22m)

KITCHEN / LIVING ROOM
30'8" x 12'7" reducing to 9' (9.35m x 3.84m reducing to 2.74m)

BEDROOM ONE
20'1" x 8'9" (6.12m x 2.67m)

BEDROOM TWO
13'3" x 6'10" (4.04m x 2.08m)

LUXURY BATHROOM
7'11" x 6'11" (2.41m x 2.11m)

TWO ALLOCATED
PARKING SPACES

NO ONWARD CHAIN

UNDERFLOOR HEATING
THROUGHOUT

AGENTS NOTE
LEASEHOLD
INFORMATION

LEASE - 999 YEARS FROM
01.01.2018
SERVICE CHARGE -
APPROXIMATELY £1350
PER ANNUM

THIS INFORMATION HAS
BEN SUPPLIED BY THE
SELLER AND NOT
VERIFIED BY A
SOLICITOR



www.turnerstates.co.uk

01702 710555

