

GROUND FLOOR



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

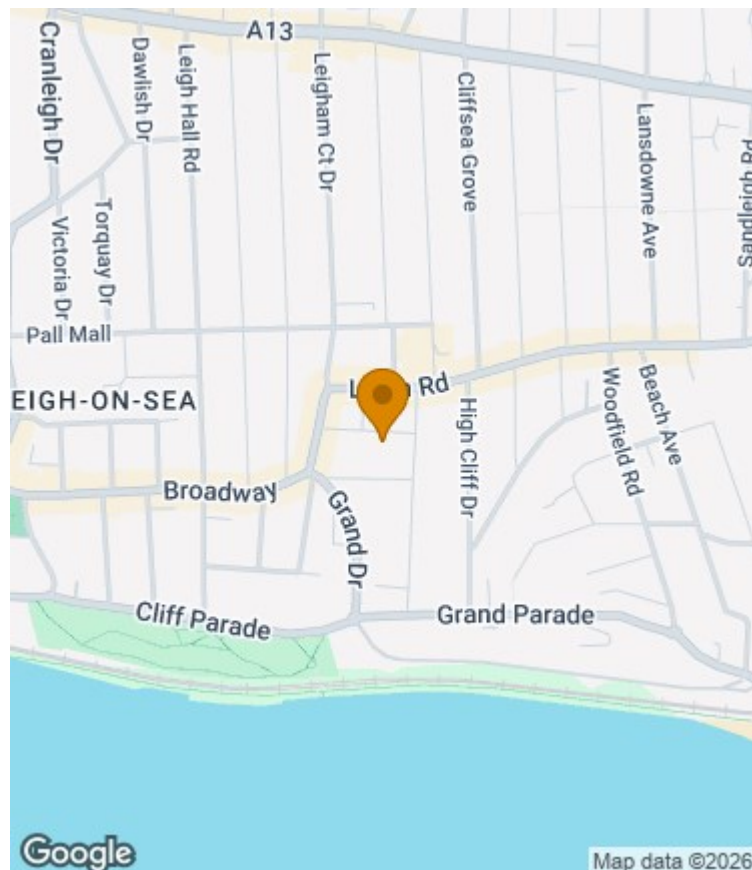
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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



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PARKING FOR TWO VEHICLES

SHARE OF FREEHOLD

TWO LARGE DOUBLE BEDROOMS

WALKING DISTANCE TO CHALKWELL STATION AND
BEACHFRONT

TASTEFULLY DECORATED

PRIVATE SOUTH FACING REAR GARDEN

MOMENTS FROM THE BROADWAY

MODERN KITCHEN AND BATHROOM

GROUND FLOOR FLAT WITH PRIVATE ENTRANCE

NEEDS TO BE VIEWED TO APPRECIATE WHATS ON
OFFER

Maple Avenue, Leigh-on-sea

Guide Price

£400,000 - £425,000



WHAT & WHERE - LITERALLY A STONES THROW FROM LEIGH BROADWAY IS THIS EXQUISITE TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH PRIVATE SOUTH FACING REAR GARDEN, OFF STREET PARKING FOR TWO VEHICLES AND BEING SOLD WITH SHARE OF FREEHOLD. WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION AND BEACHFRONT, THE PROPERTY ALSO OFFERS A MODERN KITCHEN AND BATHROOM AND REALLY CAN ONLY BE FULLY APPRECIATED WITH AN INTERNAL INSPECTION.

WHY - PERFECT FOR A PLETHORA OF BUYERS FROM THOSE LOOKING TO TAKE THE FIRST STEP ON THE PROPERTY LADDER, DOWNSIZERS WHO STILL WANT PARKING AND OUTSIDE SPACE, YOUNG PROFESSIONALS NEEDING EASY ACCESS TO A TRAIN STATION OR PEOPLE WHO JUST ENJOY BEING CLOSE TO THE BUZZ OF THE BROADWAY.

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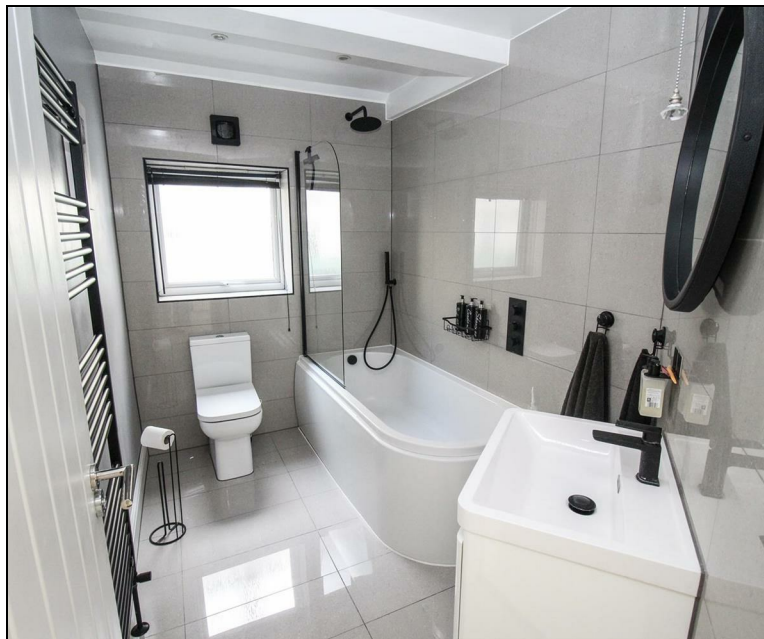
Council Tax Band : B



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FITTED KITCHEN

10'11" x 9'22 (3.33m x 2.74m)

INNER HALLWAY

17'7" x 4'9" reducing to 2'8" (5.36m x 1.45m reducing to 0.81m)

LOUNGE WITH BAY WINDOW

15'5" x 11'4" into bay (4.70m x 3.45m into bay)

BEDROOM ONE

12'7" x 11'22 (3.84m x 3.35m)

BEDROOM TWO

16'6" maximum x 10'4" (5.03m maximum x 3.15m)

BATHROOM

9'9" x 5'11" (2.97m x 1.80m)

PRIVATE SOUTH FACING REAR GARDEN

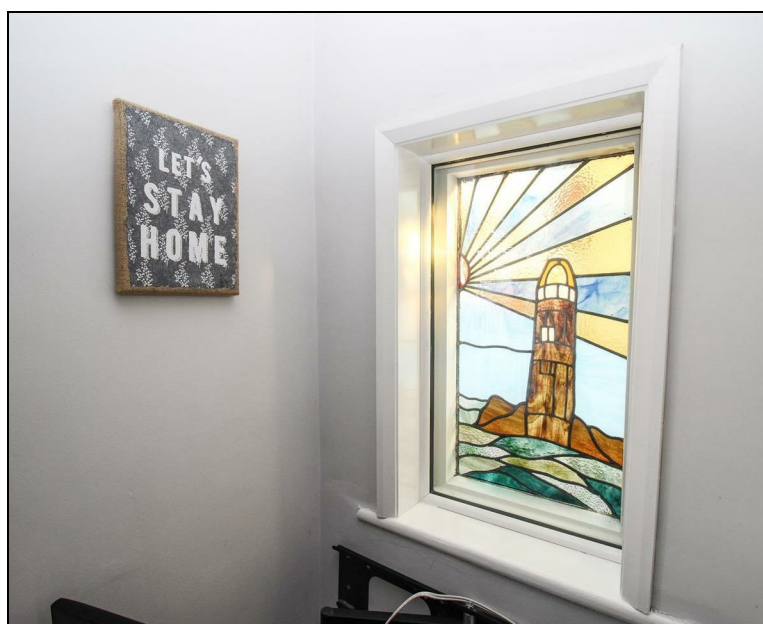
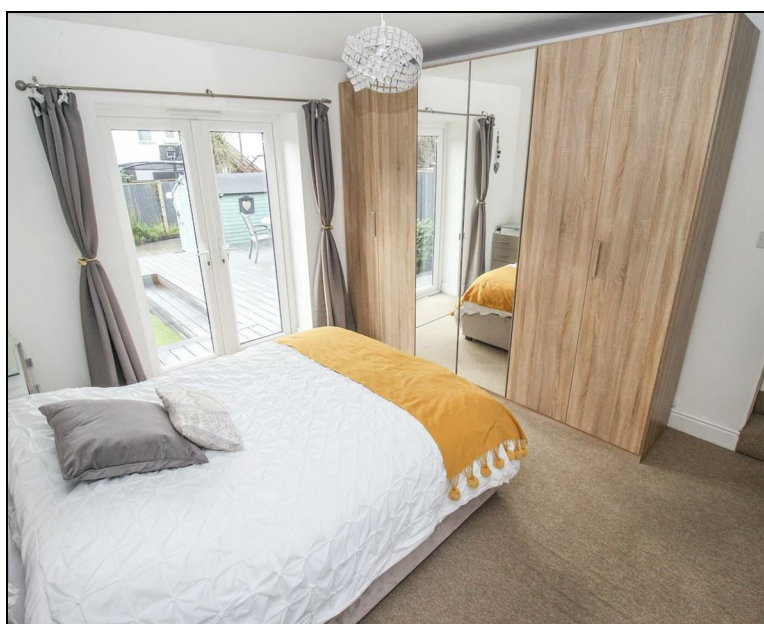
PARKING FOR TWO VEHICLES

LEASE DETAILS

SHARE OF FREEHOLD

LEASE DETAILS: 199 YEARS FROM 01.01.2014
GROUND RENT N/A

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