

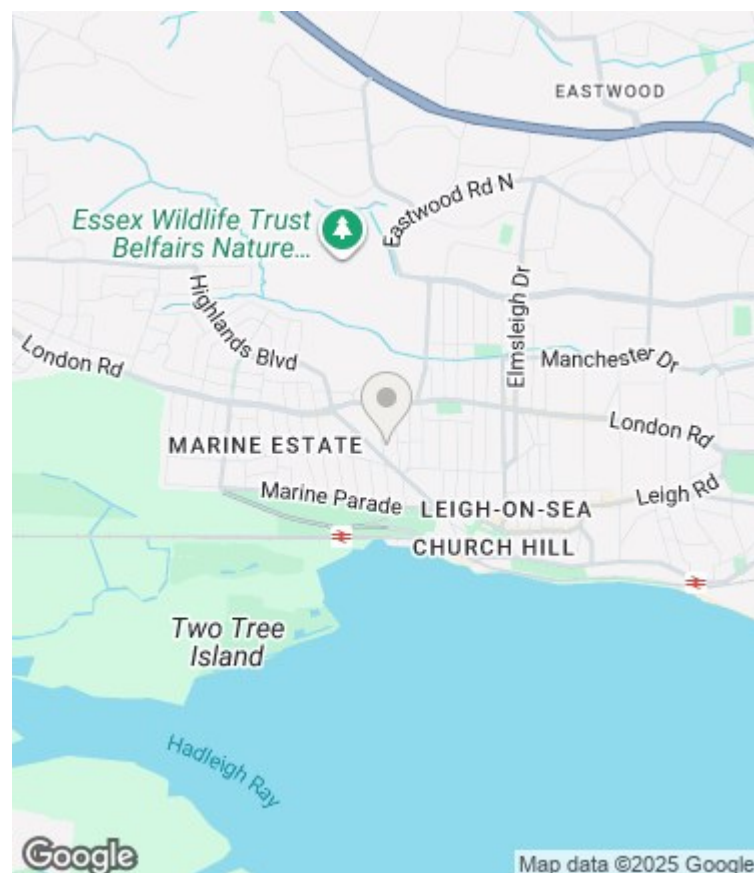


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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HIGHLY SOUGHT AFTER MARINE ESTATE LOCATION

TWO BEDROOMS

LOUNGE WITH BAY WINDOW

OFF STREET PARKING

VERY SPACIOUS BATHROOM WITH SHOWER CUBICLE

BEAUTIFULLY DECORATED FIRST FLOOR FLAT

SHARE OF FREEHOLD

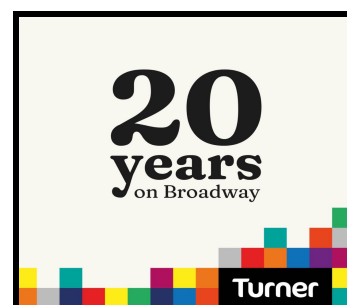
LARGE KITCHEN / BREAKFAST ROOM WITH  
INTEGRATED APPLIANCES

GAS CENTRAL HEATING WITH COMBI BOILER

PRESENTED TO AN IMMACULATE STANDARD  
THROUGHOUT

**Burnham Road, Leigh-On-Sea**

**£350,000**





WHAT & WHERE - LOCATED IN A SOUGHT AFTER TREE LINED ROAD ON THE PRESTIGIOUS MARINE ESTATE THIS BEAUTIFULLY DECORATED AND IMMACULATLY PRESENTED TWO BEDROOM FIRST FLOOR FLAT. BEING OFFERED WITH NO ONWARD CHAIN, SHARE OF FREEHOLD, LARGE KITCHEN / BREAKFAST ROOM WITH INTEGRATED APPLIANCES AND OFF STREET PARKING. PROPERTIES OF THIS CALIBRE RARRELY COME TO MARKET AND WE WOULD ADVISE AN EARLY VIEWING TO AVOID DISAPPOINTMENT.

WHY - A COMMUTERS DREAM, AN IDEAL FIRST PURCHASE OR AN INVESTMENT PROPERTY - THIS AMAZING APARTMENT WILL APPEAL TO A VARIETY OF BUYERS

 2  1  1  D

Council Tax Band : C



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Turner Sales & Lettings





ENTRANCE HALL

BATHROOM

LANDING

8'2" x 7'8"

16'1" x 9'2" reducing to  
2'9"

OFF STREET PARKING

LOUNGE

15' into bay x 11'8"

FITTED KITCHEN /  
BREAKFAST ROOM

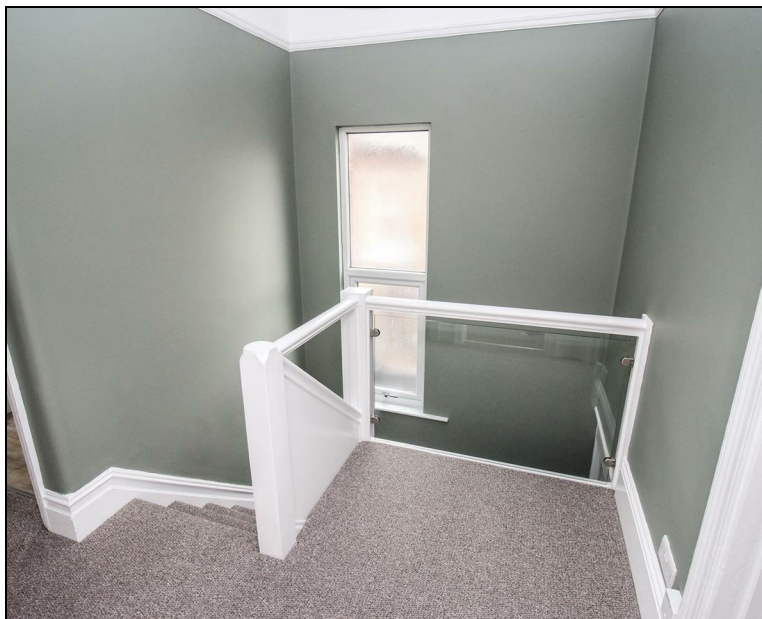
11'4" x 11'1"

BEDROOM ONE

12'1" x 11'8"

BEDROOM TWO

9'2" x 7'11"



**[www.turnerstates.co.uk](http://www.turnerstates.co.uk)**

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