



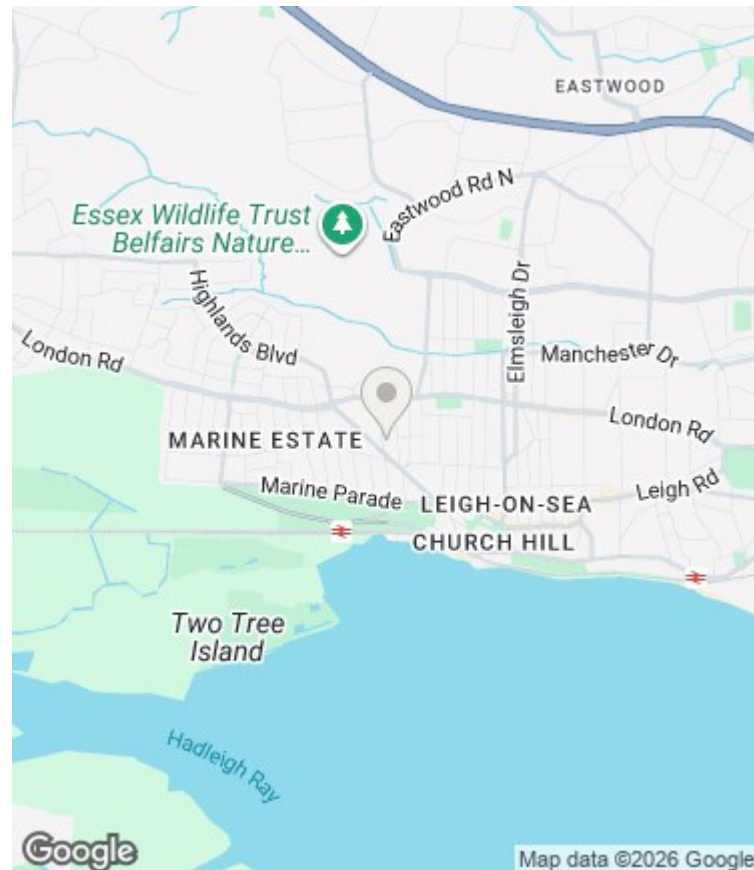
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	65		
(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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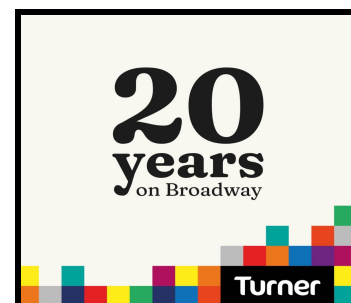


HIGHLY SOUGHT AFTER MARINE ESTATE LOCATION
 TWO BEDROOMS
 LOUNGE WITH BAY WINDOW
 OFF STREET PARKING
 VERY SPACIOUS BATHROOM WITH SHOWER CUBICLE

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

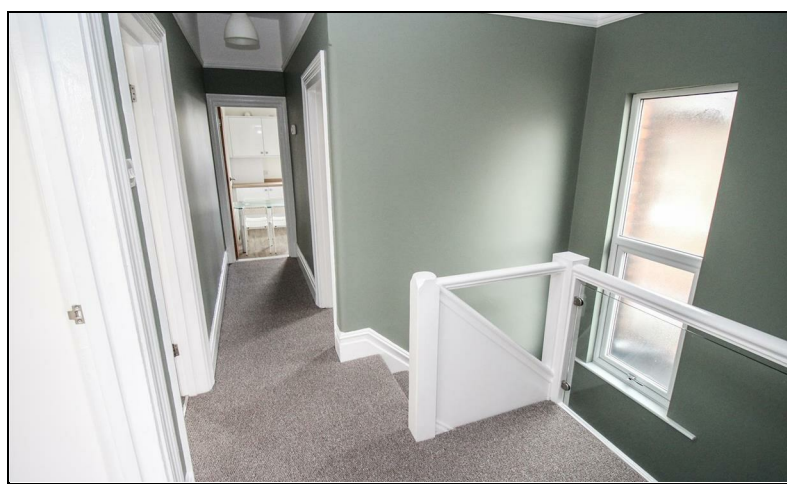
GUIDE PRICE £350,000 - £375,000



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 RARELY 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

LANDING

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

LOUNGE

15' into bay x 11'8"

FITTED KITCHEN /
BREAKFAST ROOM

11'4" x 11'1"

BEDROOM ONE

12'1" x 11'8"

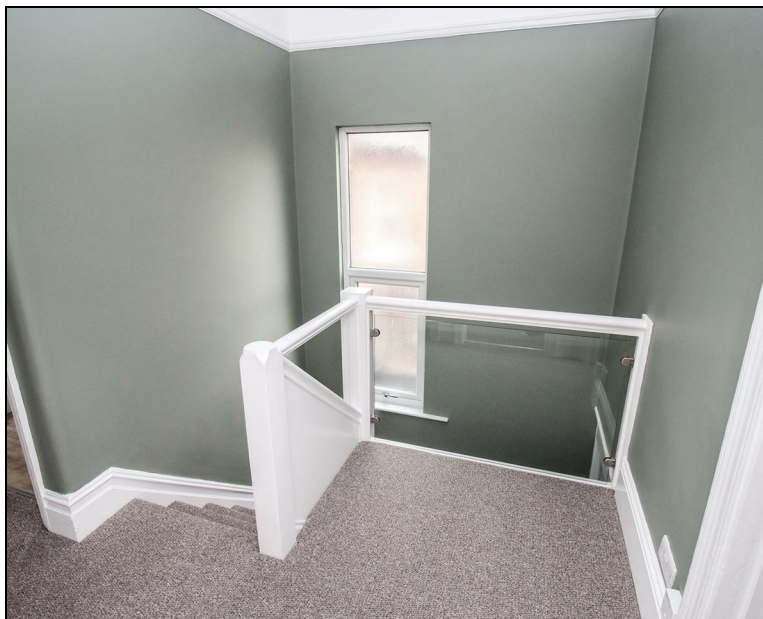
BEDROOM TWO

9'2" x 7'11"

BATHROOM

8'2" x 7'8"

OFF STREET PARKING



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