

# Ground Floor



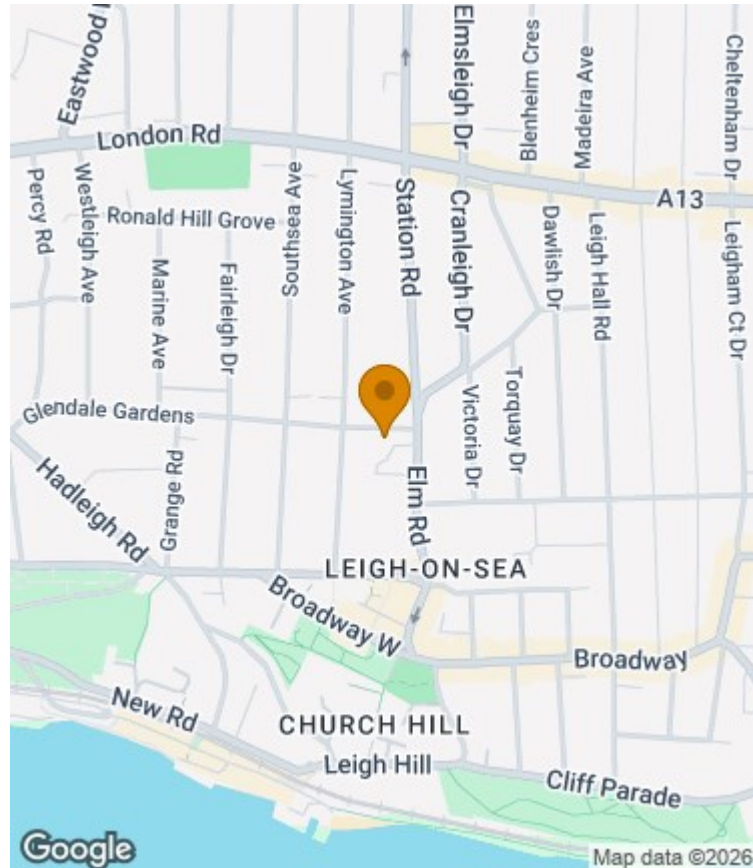
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>63</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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SPACIOUS GROUND FLOOR FLAT  
EASY WALKING DISTANCE OF LEIGH TRAIN  
STATION  
GREAT SIZED LOUNGE / DINER  
BATHROOM  
LONG LEASE





LOCATED MOMENTS FROM LEIGH BROADWAY  
ONE DOUBLE BEDROOM  
FITTED KITCHEN  
ALLOCATED PARKING SPACE  
NO ONWARD CHAIN - KEYS HELD FOR VIEWING

**Glendale Gardens, Leigh-On-Sea**  
**Guide Price**  
**£190,000 - £200,000**



WHAT & WHERE - LOCATED MOMENTS FROM THE BROADWAY AND WITHIN WALKING DISTANCE OF LEIGH STATION THIS SPACIOUS ONE DOUBLE BEDROOM GROUND FLOOR FLAT, BEING SOLD WITH NO ONWARD CHAIN. WITH A GOOD SIZED LOUNGE / DINER, FITTED KITCHEN AND ALLOCATED PARKING SPACE. THE PROPERTY SITS WITHIN THE WEST LEIGH SCHOOL CATCHMENT AS WELL AS BELFAIRS ACADEMY AND IS OFFERED WITH A LONG LEASE.

WHY - THE PROPERTY WOULD BE PERFECT FOR A FIRST TIME BUYER, COMMUTER OR AN INVESTMNET PURCHASER.

 1  1  1  D Council Tax Band : B



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**ENTRANCE HALL**  
8'4" x 5'6" maximum  
(2.54m x 1.68m  
maximum)

**LOUNGE / DINER**  
15'9" x 10'2" (4.80m x  
3.10m)

**FITTED KITCHEN**  
10'1" x 6'3" (3.07m x  
1.91m)

**BEDROOM**  
12'1" x 10'1" (3.68m x  
3.07m)

**BATHROOM**  
6'6" x 5'6" (1.98m x  
1.68m)

**ALLOCATED PARKING  
SPACE**

**CLOSE TO BROADWAY &  
STATION**

**LEASEHOLD  
INFORMATION**  
LEASE - 190 YEARS FROM  
24.06.1987  
SERVICE CHARGE -  
£746.22 PER ANNUM

**GROUND RENT - £90 PA**  
**BUILDINGS INSURANCE -**  
**APPROX £220 PER ANNUM**



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

**01702 710555**



**Turner**