

# Ground Floor



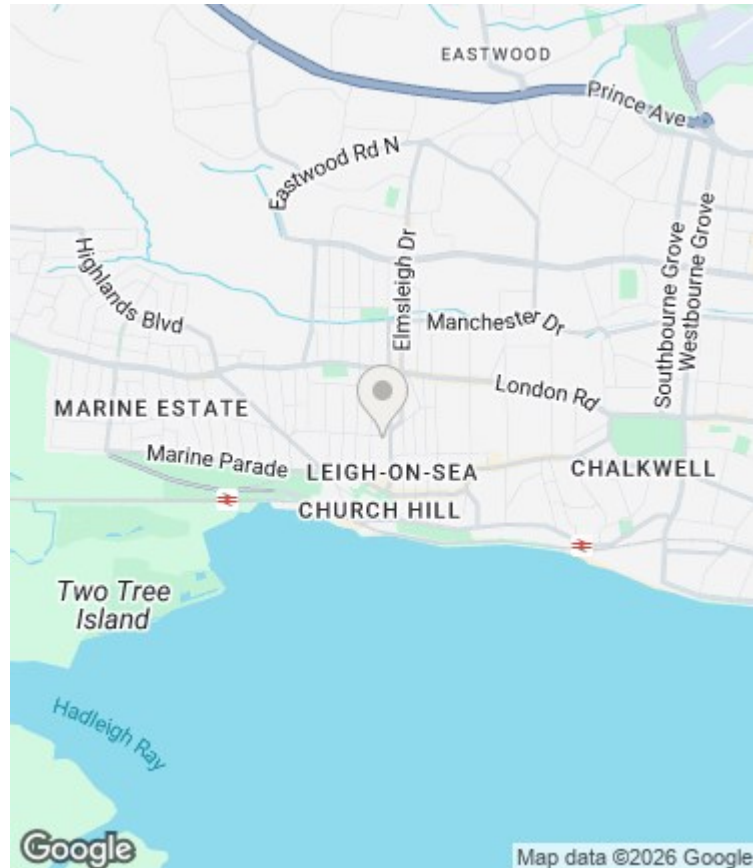
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

| 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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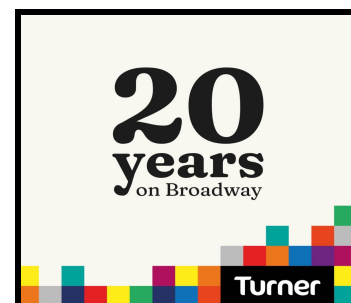


SPACIOUS GROUND FLOOR FLAT  
EASY WALKING DISTANCE OF LEIGH TRAIN  
STATION  
GREAT SIZED LOUNGE / DINER  
BATHROOM  
LONG LEASE

LOCATED MOMENTS FROM LEIGH BROADWAY  
ONE DOUBLE BEDROOM  
FITTED KITCHEN  
ALLOCATED PARKING SPACE  
BEING SOLD WITH TENANT IN SITU

**Glendale Gardens, Leigh-On-Sea**

**£240,000**



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 THE TENANT IN SITU. 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 - BEING SOLD WITH THE TENANT IN SITU, THE PROPERTY IS IDEALLY SUITED FOR AN INVESTOR.

 1  1  1  D Council Tax Band : B



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**Turner Sales & Lettings**



ENTRANCE HALL  
8'4" x 5'6" maximum

LOUNGE / DINER  
15'9" x 10'2"

FITTED KITCHEN  
10'1" x 6'3"

BEDROOM  
12'1" x 10'1"

BATHROOM  
6'6" x 5'6"

ALLOCATED PARKING  
SPACE

CLOSE TO BROADWAY &  
STATION

LEASEHOLD  
INFORMATION  
LEASE - 190 YEARS FROM  
24.06.1987  
SERVICE CHARGE -  
£746.22 PER ANNUM  
GROUND RENT - TBC  
BUILDINGS INSURANCE -  
APPROX £220 PER ANNUM

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

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