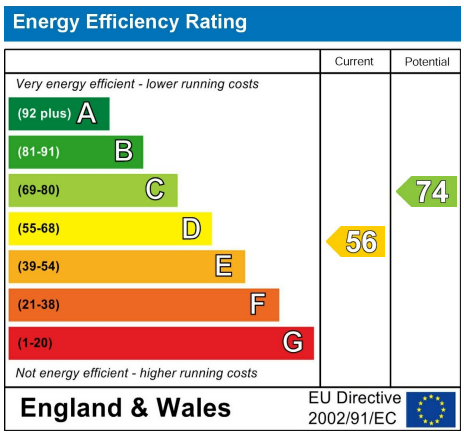
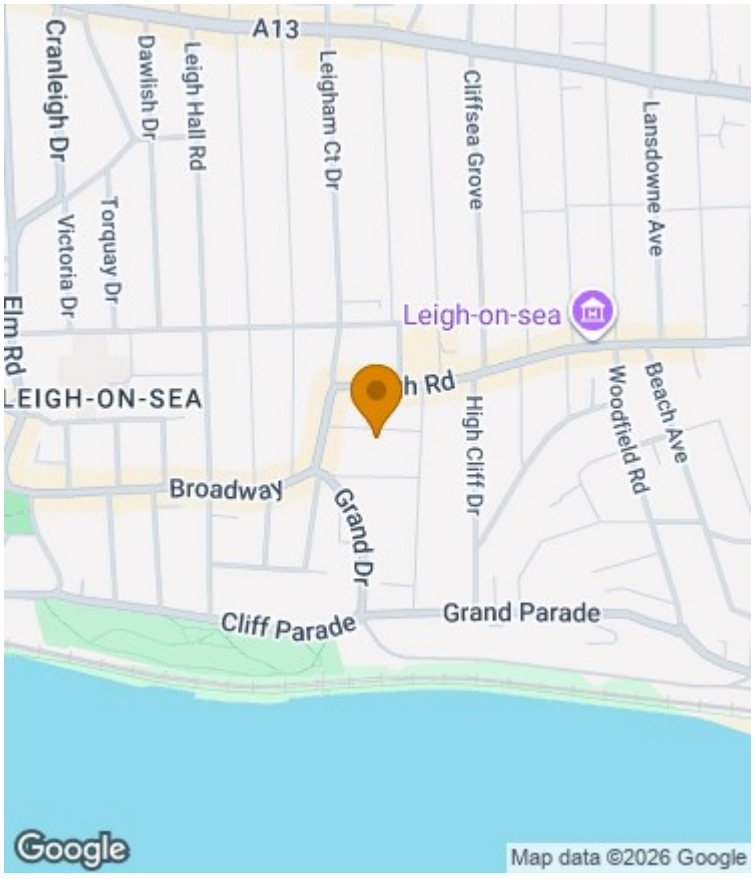



Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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 or warranty in respect of the property.

**Turner Sales & Lettings**
**34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**
**01702710555**

Turner

*Pairing People with Property*









- FIRST AND SECOND FLOOR FLAT MOMENTS FROM THE BROADWAY
- THREE BEDROOMS
- MASTER BEDROOM ON SECOND FLOOR WITH DRESSING AREA
- OWN SECTION OF REAR GARDEN
- SPACIOUS LOUNGE WITH BAY WINDOW
- GOOD SIZED DINING AREA
- FITTED KITCHEN WITH GRANITE WORKTOPS
- WALKING DISTANCE OF CHALKWELL STATION AND BEACHFRONT
- USEFUL UTILITY AREA
- FLEXIBLE LAYOUT

## Maple Avenue, Leigh-On-Sea

# Asking Price £350,000

WHAT & WHERE - LOCATED MOMENTS FROM THE BROADWAY AND WITHIN EASY WALKING DISTANCE OF CHALKWELL STATION AND BEACHFRONT THIS FIRST AND SECOND FLOOR FLAT OFFERING FLEXIBLE ACCOMMODATION. WITH ITS OWN SECTION OF REAR GARDEN, SECOND FLOOR MASTER BEDROOM WITH DRESSING AREA, LOUNGE WITH BAY WINDOW, LARGE DINING AREA AND FITTED KITCHEN WITH GRANITE WORKTOPS.

WHY - PERFECT FOR A PLETHORA OF BUYERS FROM THOSE LOOKING TO TAKE THE FIRST STEP ON THE PROPERTY LADDER, DOWNSIZERS WHO WANT TO BE CLOSE TO THE BUZZ OF THE BROADWAY AND YOUNG PROFESSIONALS NEEDING EASY ACCESS TO A TRAIN STATION

3 1 2 D Council Tax Band : B







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ENTRANCE HALL

LANDING
8'2" x 4'5" (2.49m x 1.35m)

LOUNGE WITH BAY WINDOW
15'7" into bay x 11'1" (4.75m into bay x 3.38m)

DINING AREA
16'1" x 8'10" (4.90m x 2.69m)

FITTED KITCHEN
8'10" x 8' (2.69m x 2.44m)

UTILITY AREA
6'4" x 2'3" (1.93m x 0.69m)

BEDROOM ONE (SECOND FLOOR)
16'5" x 10'5" (5.00m x 3.18m)

DRESSING AREA
10'6" x 4'9" (3.20m x 1.45m)

BEDROOM TWO
9'2" x 8'4" (2.79m x 2.54m)

BEDROOM THREE
9'4" into bay x 5'7" (2.84m into bay x 1.70m)

BATHROOM
6'3" x 6'2" (1.91m x 1.88m)

REAR GARDEN

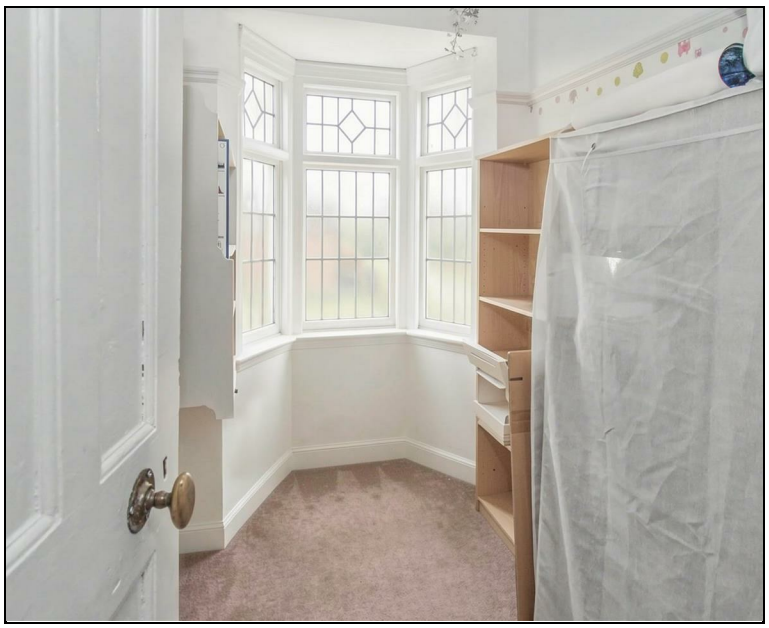
AGENTS NOTE

LEASE DETAILS

LEASE - 199 YEARS FROM 29.09.1971
GROUND RENT - £25.00 PER ANNUM

THE ABOVE INFORMATION HAS BEEN SUPPLIED BY THE SELLER AND HAS NOT BEEN VERIFIED BY A SOLICITOR

PLEASE NOTE - SOME PHOTOGRAPHS HAVE BEEN DIGITALLY ALTERED FOR DE-CLUTTERING PURPOSES





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