

Ground Floor



First Floor



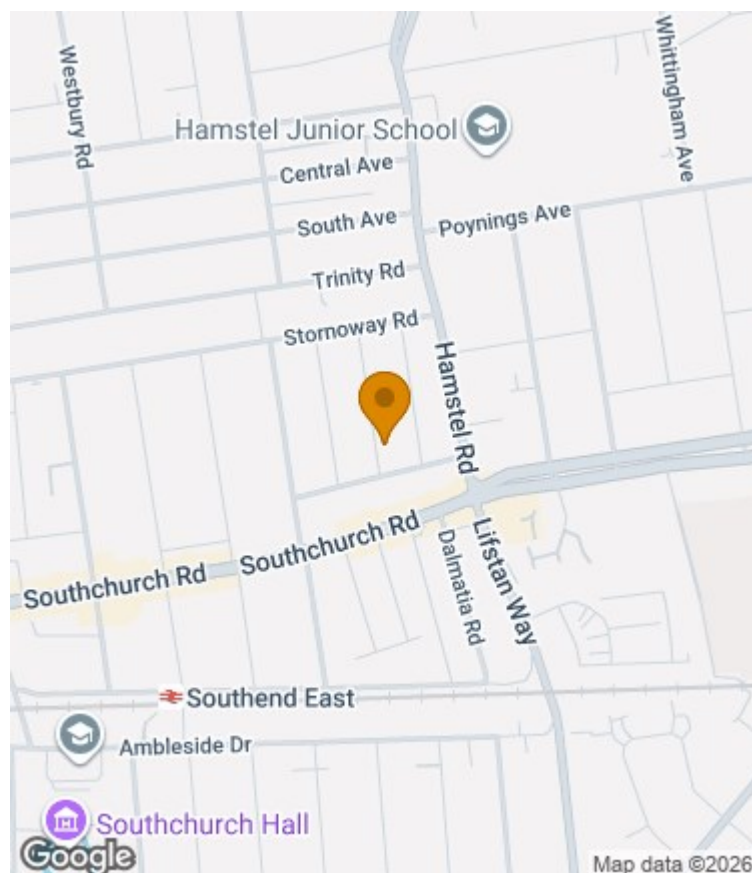
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

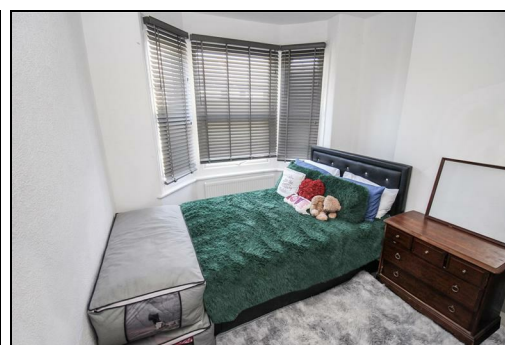
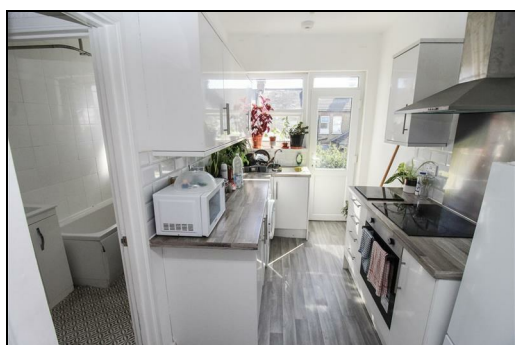
Viewing

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



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
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SPACIOUS FIRST FLOOR FLAT
OWN PRIVATE SECTION OF GARDEN
DOUBLE GLAZED THROUGHOUT
MODERN BATHROOM
EASY ACCESS TO SOUTHEND EAST C2C LINE WITH
DIRECT TRAINS TO FENCHURCH STREET

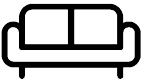
FOUR BEDROOMS
POPULAR SOUTHCHURCH VILLAGE LOCATION
FITTED KITCHEN WITH ACCESS TO GARDEN
CLOSE TO SOUTHCHURCH SHOPPING FACILITIES
CURRENT RENTAL INCOME APPROX £18,000 PER
ANNUM

Moseley Street, Southchurch Village
Offers In Excess Of
£250,000



WHAT & WHERE - A VERY SPACIOUS FIRST FLOOR FLAT LOCATED IN THE EVER POPULAR SOUTHCHURCH VILLAGE, CLOSE TO LOCAL SHOPPING FACILITIES AND WITHIN EASY ACCESS TO SOUTHEND EAST C2C LINE WITH DIRECT ACCESS INTO FENCHURCH STREET. OFFERING FOUR BEDROOMS, MODERN BATHROOM, LOUNGE, FITTED KITCHEN AND PRIVATE SECTION OF REAR GARDEN.

WHY - IDEAL FOR AN INVESTOR AS BEING SOLD WITH A TENANTS IN SITU. CURRENT RENTAL INCOME APPROXIMATELY £18,000 PER CALENDAR YEAR.

 4  1  1  E

Council Tax Band : B



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LANDING
23'10" x 6'1" reducing to
3'1" (7.26m x 1.85m
reducing to 0.94m)

LOUNGE
12' x 10'11" (3.66m x
3.33m)

FITTED KITCHEN
10'8" x 6'8" (3.25m x
2.03m)

BEDROOM ONE
12'11" into bay x 10'3"
(3.94m into bay x 3.12m)

BEDROOM TWO
10'5" x 10'2" (3.18m x
3.10m)

BEDROOM THREE
9'11" x 8'5" (3.02m x
2.57m)

BEDROOM FOUR
7'11" x 6'2" (2.41m x
1.88m)

BATHROOM
7'8" x 4'10" (2.34m x
1.47m)

**PRIVATE SECTION OF
GARDEN**

AGENTS NOTE
LEASE DETAILS:

**LEASE - 115 YEARS FROM
10.08.2016**
GROUND RENT £200 PA
**SERVICE CHARGE £240
PA**

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



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