



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Hamstel Road, Southend on sea

IDEAL LOCATION: Castle Estate Agents are pleased to offer FOR SALE this Two-bedroom first floor apartment set in this ideal position for local buses, shops, Garrons Park and Southend East Train Station, this property has many benefits including your own WEST facing rear garden and LONG LEASE.

- Two bedrooms
- Own rear garden
- Good condition
- Modern Kitchen
- Gas central heating
- First floor
- Private Balcony
- Close to all amenities
- Chain free
- Long lease

£220,000 Leasehold

Front aspect

Communal hardwood door with glass insets to communal hall leading to own hardwood front door with stairs leading to:

Hallway

Doors to all rooms, coving, loft access, dado rail, picture rail, 2 x radiators, power points.

Utility room

Double glazed frosted window to the rear aspect, boxed edge work surfaces, power points, tiled flooring, washing machine.

Lounge 12' 5" by 12' 5" (3m 78cm by 3m 78cm), (I)

Original coving, radiator, power points, tv point, picture rail, double glazed French doors to small balcony.

Kitchen 9' 6" by 8' 3" (2m 90cm by 2m 51cm), (I)

Double glazed window and door to the side aspect with stairs leading down to the ear garden, eye level and base level units incorporating a fitted oven, 4 ring induction hob, over extractor fan, boxed edge work surfaces with a composite sink and single drainer and mixer taps, tiled splash backs, over extractor fan, power points, integral fridge freezer and dish washer, slate tiled flooring, spot lights.

Bedroom 1 12' 6" by 10' 5" (3m 81cm by 3m 18cm), (I)

Double glazed window to the rear aspect, radiator, power points, telephone point.

Bedroom 2 9' 6" by 6' 3" (2m 90cm by 1m 90cm), (I)

Double glazed window to the front aspect, radiator, ceiling rose, picture rail, coving, power points, telephone point.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with over wall mounted mains shower, tiled splash backs, extractor fan, heated towel rail, double glazed frosted window to the side aspect, tiled flooring.



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Rear garden

Approx 18ft by 8ft mainly shingled.

Agents notes

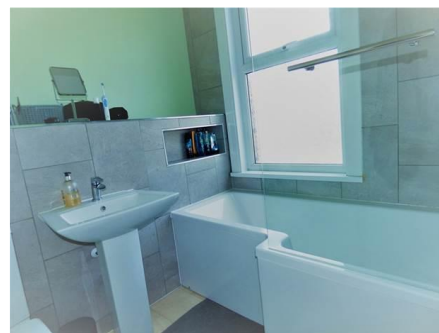
Potential to put parking in rear garden STPP.


No maintenance


Ground rent £250 py.

Building insurance Approx 3400 py.

Lease 147 years.

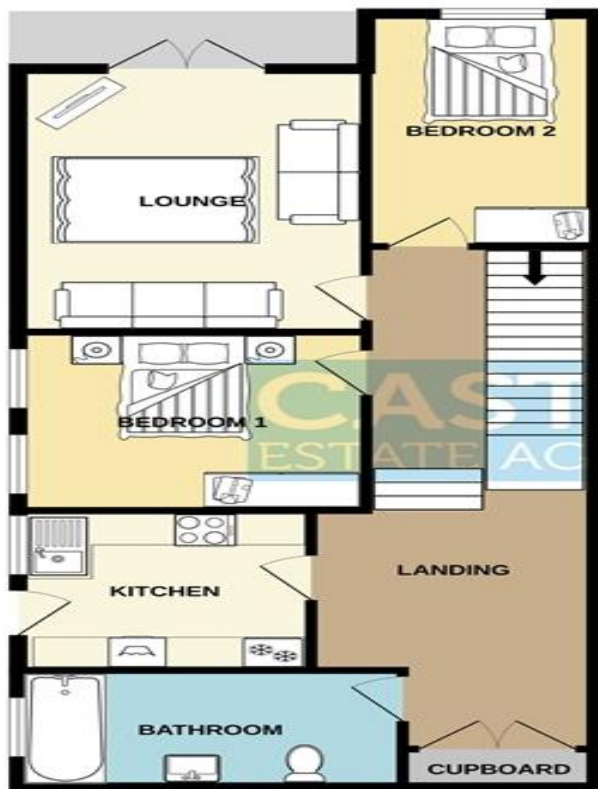


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales	EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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