



# FOR SALE

## Carlingford Drive, Westcliff-On-Sea SS0 0SB

£148,000 Share of Freehold Council Tax Band - A

- Ground Floor Flat
- One Bedroom
- Lounge to Rear
- Separate Kitchen
- Three Piece Bathroom
- Garden to Rear
- Share of Freehold
- Tenant in Situ - Current Rental £7,540 per annum
- Convenient for Southend Hospital
- Close to Main Travel Routes

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

One bedroom ground floor flat with rear garden and parking space, offered with a share of the freehold. Located just moments from Southend Hospital and convenient for local travel routes to and from Southend. The property is currently tenanted (tenant to remain) with a rental income of £7,540 per annum. Lounge to rear aspect, separate kitchen, one double bedroom and three piece bathroom.

### Entrance

Front door into property, hallway with doors to all rooms.

### Lounge

Lounge to rear aspect with double doors out to rear garden.

### Kitchen

Fitted galley style kitchen with window to rear.

### Bedroom

Double bedroom to front aspect with two windows and fitted storage.

### Bathroom

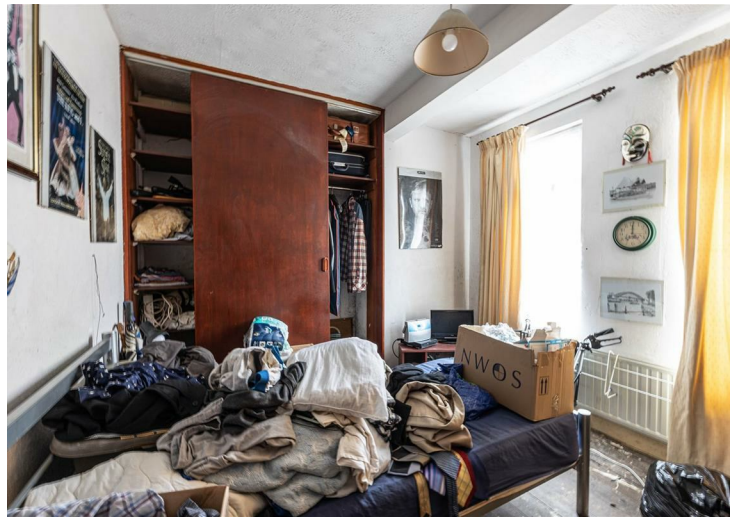
Three piece bathroom comprising WC, wash hand basin and bath with shower attachment. Window to side aspect.

### Garden & Parking

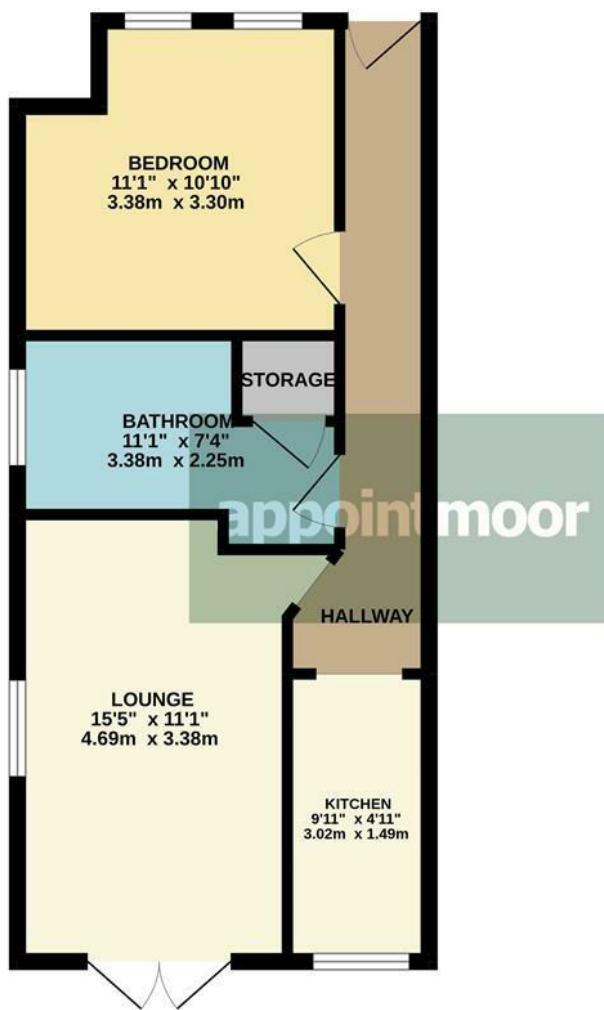
Garden to rear aspect. One parking space to front.

### Tenure

Share of freehold.  
Council Tax Band - A



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) approx.  
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.  
Made with Metropix 62022



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>		
(55-68) <b>D</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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