



FOR SALE

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

Offers In Excess Of £130,000 Leasehold Council Tax Band - A

505.00 sq ft

- Ground Floor Flat
- One Bedroom
- Lounge to Rear
- Separate Kitchen
- Three Piece Bathroom
- Garden to Rear
- Leasehold
- 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.

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Description

INVESTMENT OPPORTUNITY WITH A LONG LEASE

One bedroom ground floor flat with rear garden and parking space. Located just moments from Southend Hospital and convenient for local travel routes to and from Southend. The property is currently tenanted (tenant to remain), Lounge to rear aspect, separate kitchen, one double bedroom and three piece bathroom.

Entrance

22'5" x 4'10" (6.85 x 1.49)

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

Lounge

15'4" x 11'1" (4.69 x 3.38)

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

Kitchen

9'10" x 4'10" (3.02 x 1.49)

Fitted galley style kitchen with window to rear.

Bedroom

11'1" x 10'9" (3.38 x 3.30)

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

Bathroom

11'1" x 10'7" (3.38 x 3.25)

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

Leasehold

Council Tax Band - A



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 5.025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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