



# FOR SALE

**Balmoral Road,  
Westcliff-On-Sea SS0 7DG**

**£125,000 Leasehold Council Tax Band - D**

- Over 60s's Retirement Property
- First Floor Two Bedroom Apartment
- Large Lounge Area
- Fitted Kitchen
- Lift To All Floors
- Building Manager & Careline
- Communal Lounge & Garden Area
- Spacious Bedrooms
- Residents Parking (Non Allocated)
- Close To Westcliff-On-Sea Station

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

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## Description

Over 60s retirement development - First floor two bedroom apartment with a spacious lounge area, fitted kitchen, two double bedrooms and three piece bathroom. This apartment complex has a secure entry system, 24 hour Careline system, communal lounge and gardens, laundry room and guest rooms.

Located in the centre of Westcliff-On-Sea perfect for local amenities and within close proximity to Westcliff-On-Sea station. You also have the seafront within a short walk away where you can enjoy independent cafe's and restaurants whilst taking in the sea views.

### Howard's Court

- Retirement housing
- Built in 1996.
- Resident management staff and Careline alarm service
- Lift to all floors
- Communal lounge, laundry, guest facilities & communal garden
- Whole site accessible by wheelchair.
- Distances: bus stop 100 yards; shop 100 yards; post office 500 yards; town centre 2 mile(s); GP 0.5 mile(s); social centre 2 mile(s).
- New residents accepted from 60 years of age.
- Residents parking (non allocated)
- Tenure(s): Leasehold

### Entrance

Wooden door to entrance, carpet flooring, electric storage heater, Careline & entry phone, storage cupboard, electric cupboard, skirting, coving to ceiling, pendant lighting.

### Lounge

Carpet flooring, electric storage heaters, double glazed window to rear aspect, French doors to kitchen, satellite socket, BT socket, Careline system, skirting, coving to ceiling, wall mounted lights.

### Kitchen

Laminate flooring, double glazed window to rear aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, tiled splash back, 4 point hob with extractor over, space for fridge/freezer, coving to ceiling, wall mounted lighting & under counter cabinet lighting.

### Bedroom 1

Carpet flooring, electric storage heater, double glazed window to rear aspect, careline system, fitted wardrobe, skirting, coving to ceiling, pendant lighting.

### Bathroom

Carpet flooring, electric heater, partially tiled walls, shower cubicle, W/C, sink with storage under, extractor, wall mounted lighting.

### Bedroom 2

Carpet flooring, electric storage heater, double glazed window to rear aspect, Careline system, skirting, coving to ceiling, wall mounted lighting.

### Tenure

Leasehold - 125 years from 1997 - 98 years remaining

New residents accepted from 60 years of age.

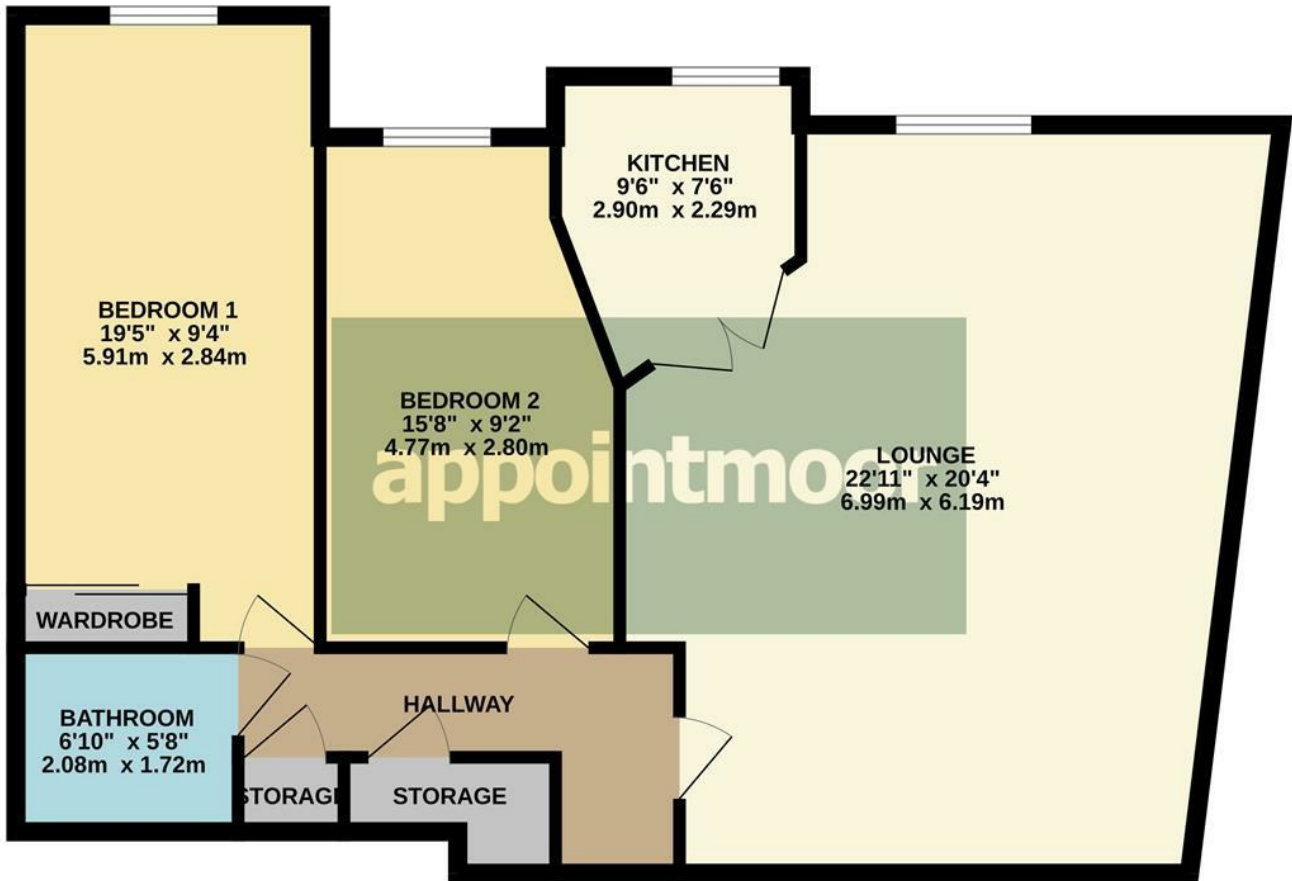
Ground Rent: £550pa approx.

Service Charge: £4,800pa approx.





FIRST FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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.  
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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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**

**appointmoor**

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