



# FOR SALE

## Valkyrie Road, Westcliff-On-Sea SS0 8BU

Asking Price £300,000 Leasehold Council Tax Band - C

- Three Bedroom Ground Floor Apartment
- Private Rear Garden
- En-Suite And Family Bathroom
- Large Lounge/Dining And Kitchen Area
- 190 Years Remaining On The Lease
- Parking Space For One Vehicle
- Ample Storage Throughout
- Stone Throw From Hamlet Court Road
- Close To Westcliff-On-Sea Station
- Short Walk To Seafont

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

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## Description

Welcome to Valkyrie Road, Westcliff-On-Sea - a central location for this delightful three-bedroom ground floor apartment. This property boasts a spacious lounge, perfect for relaxing or entertaining guests, a fitted kitchen with space for appliances, with an en suite in addition to a family bathroom, convenience and comfort are at the forefront of this home. The private rear garden offers a tranquil outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.

You are within a perfect location being only a stones throw from Hamlet Court Road where you have a range of shops, cafes and restaurants and within walking distance to Westcliff-On-Sea station taking you directly into London Fenchurch Street.

### Entrance

Wooden door to entrance, phone entry system, wooden flooring, storage cupboard, radiator, ceiling mounted lighting.

### Lounge/Dining Room

Wooden flooring, radiator, double glazed window to rear aspect, double glazed bay window to side aspect, ceiling mounted lighting.

### Kitchen

Wooden flooring, double glazed window to rear aspect, double glazed obscure door to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point electric hob with extractor over, integrated oven, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, ceiling mounted lighting.

### Bedroom 1

Wooden flooring, radiator, double glazed window to side aspect, fitted wardrobes, ceiling mounted lighting.

### En-Suite

Tiled flooring, tiled walls, shower cubicle, hand basin, W/C, extractor, spotlight lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed bay window to side aspect, fitted wardrobes, ceiling mounted lighting.

### Rear Garden

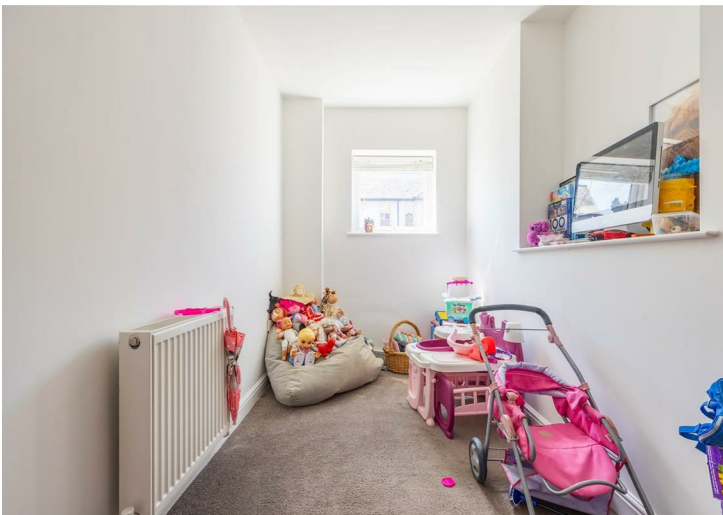
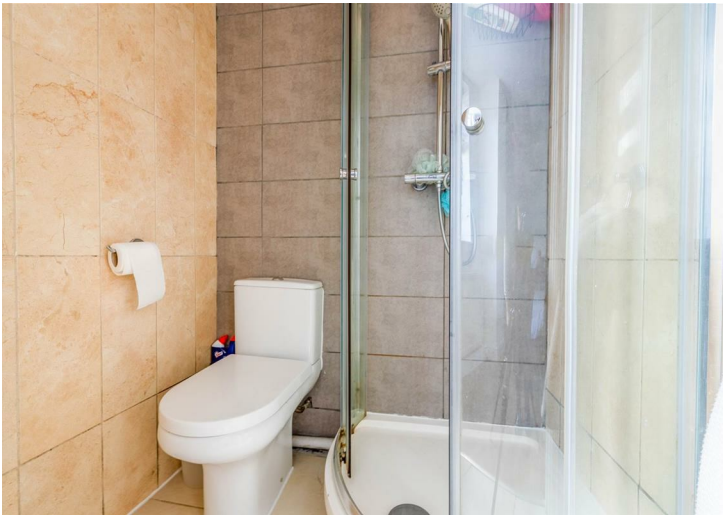
Artificial lawn, patio seating area, side access.

### Front Of Property & Parking

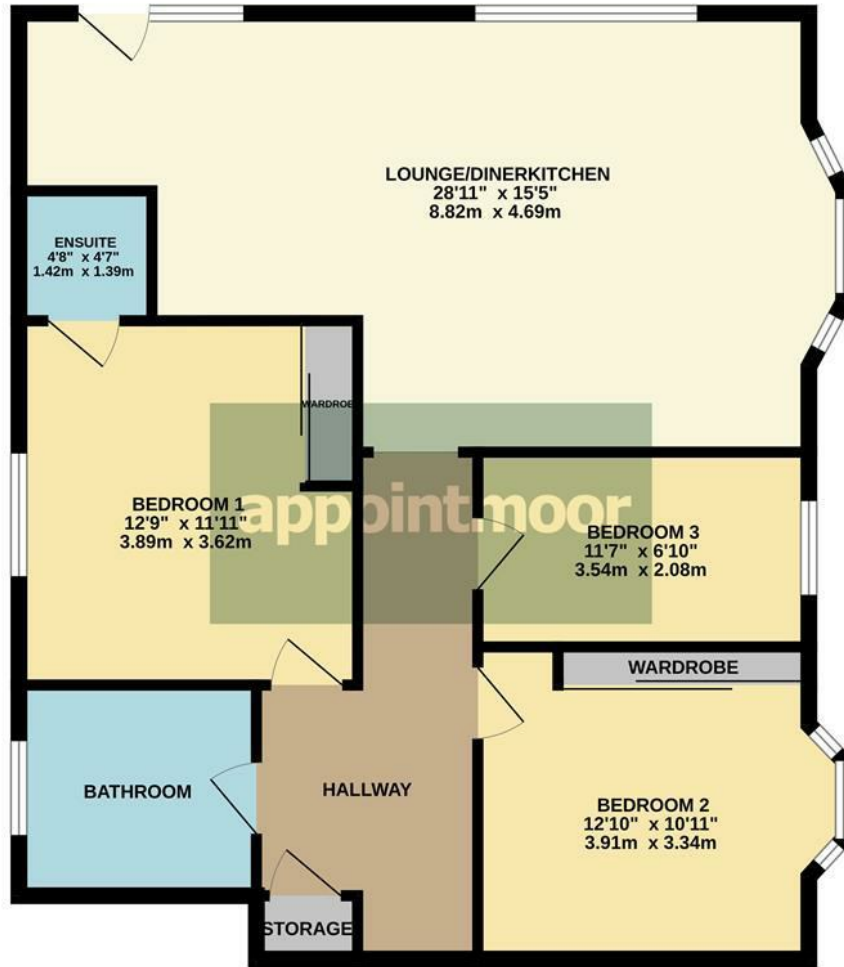
Block paved pathway to communal entrance, parking space for one vehicle to the side of the property.

### Tenure

Leasehold  
190 years remaining  
Ground Rent - £200 P/A  
Service Charge - £2,171.50 P/A



GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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