



FOR SALE

Anerley Road, Westcliff-On-Sea SS0 7HH

Offers In Excess Of £280,000 Share of Freehold Council Tax Band - B

- First Floor Three Bedroom Apartment
- In Heart Of Westcliff-On-Sea
- Private Rear Garden
- Off Street Parking
- Newly Refurbished Throughout
- New Carpets Throughout
- Modern Shower Room and Separate WC
- Fitted Kitchen with Direct Access to Garden
- Potential Rental Income of £13,800 per Annum
- Situated Close To Local Amenities

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

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Description

Recently refurbished, this stylish three bedroom first floor apartment is complete with two parking spaces and private rear garden! Situated in a popular central Westcliff location just moments from local amenities, schools and travel routes. The property comprises large lounge diner to front aspect with exposed brick fireplace, modern fitted kitchen with direct

access to the rear garden, three bedrooms, modern shower room and separate WC. Two off street parking spaces to the front/side aspect and private rear garden. Offered with no onward chain this ideal investment property has a potential rental income of £13,800 per annum. Long lease. Viewing is advised.

Entrance

Communal front door with further front door into property and stairs up to accommodation. Stairs and first floor landing with newly fitted carpet, radiator, picture rail and loft hatch. Doors to all rooms.

Lounge/Diner

Spacious lounge diner to front aspect with double glazed square bay window, newly fitted carpet, radiator, picture rail, coving, ceiling rose and feature exposed brick fireplace.

Kitchen

Fitted kitchen with double glazed window to side aspect and door to stairs down to rear garden. A range of wall and base units with rolled edge work surface, subway part tiled walls, integrated oven and hob and space for appliances. Wall mounted boiler, inset spotlights and chrome radiator.

Bedroom 1

Bedroom with double glazed window to rear aspect, newly fitted carpet, radiator, and picture rail.

Bedroom 2

Bedroom to rear aspect with double glazed window, newly fitted carpet, radiator and cupboard housing meters.

Bedroom 3

Bedroom with newly fitted carpet, double glazed window to front aspect and radiator.

Shower Room & WC

Modern newly installed suite comprising vanity wash hand basin and walk in shower with glazed screen, rain head and deck shower attachments. Double glazed window to side, two chrome heated towel rails, tiled floor, subway tiled walls, extractor fan and inset spotlights. Separate WC with double glazed window to side, tiled floor, subway tiled walls and inset spotlights.

Garden

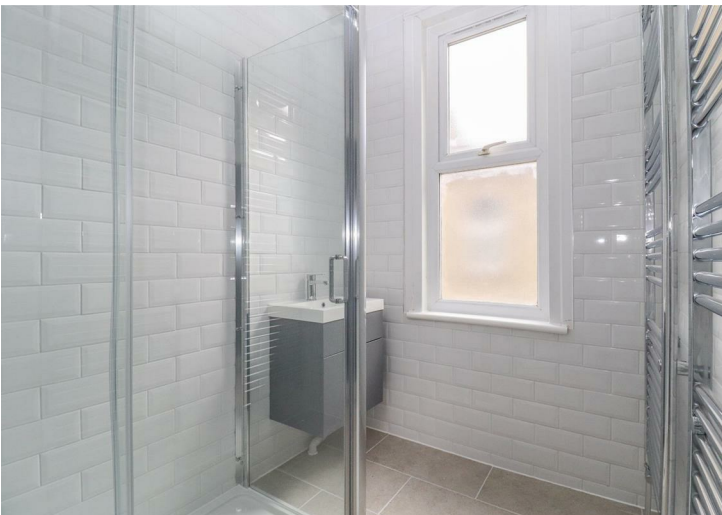
Stairs from kitchen down to rear garden with timber fencing and lawn area.

Parking

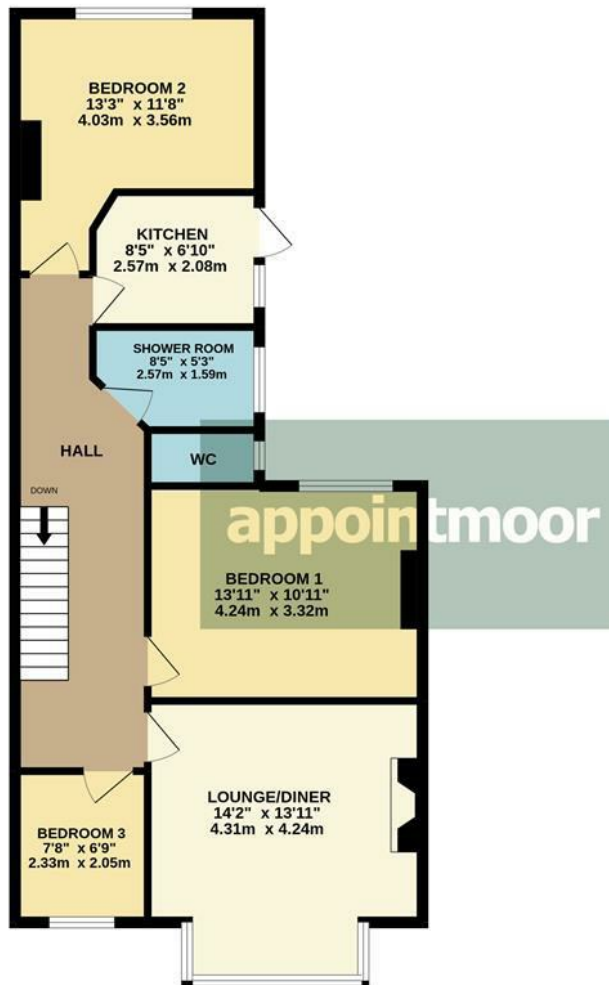
Two off street parking spaces to front and side aspect.

Tenure

Share Of Freehold
Council Tax Band - B



FIRST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 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) 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 (CO ₂) 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		
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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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk



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