



# FOR SALE

## Mount Liell Court East, The Leas, Westcliff-On-Sea SS0 8HH

Offers In Excess Of £200,000 Leasehold Council Tax Band - B

- One Bedroom First Floor Apartment
- Perfect For First Time Buyer Or Property Investor
- Situated A Stones Throw From Westcliff-On-Sea Beach
- Walking Distance To Westcliff Or Chalkwell Station
- Separate Kitchen & Lounge Area
- Three Piece Bathroom
- Long Lease Length
- Local Amenities Nearby
- Double Bedroom
- Space For Appliances

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

**appointmoor**

## Description

Nestled in the charming location of The Leas, Westcliff-On-Sea, this delightful first-floor apartment is a gem waiting to be discovered. Boasting one reception room, one bedroom, and one bathroom, this property is ideal for a first-time buyer or savvy property investor looking for a promising opportunity.

With a generous 439 sq ft of space, this apartment offers a comfortable living environment with a separate kitchen and lounge area. The kitchen provides ample space for your appliances, ensuring convenience and practicality in your daily routines. The double bedroom is a peaceful retreat, perfect for relaxation after a long day.

One of the standout features of this property is its proximity to the picturesque Westcliff

beach, just a stone's throw away. Imagine leisurely strolls along the sandy shores or enjoying the calming sound of the waves whenever you please. Additionally, the convenience of being within walking distance to Westcliff station makes commuting a breeze, connecting you to the heart of the city and beyond.

Whether you are looking for a cozy home by the sea or a promising investment opportunity, this first-floor apartment offers both. Don't miss the chance to make this charming property your own and experience the best of coastal living in Westcliff-On-Sea.

### Entrance

Solid wooden door to entrance, wooden flooring, entrance phone, ceiling mounted lighting.

### Kitchen

Wooden flooring, radiator, double glazed windows to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, partially tiled splashback, integrated oven, ceiling mounted lighting.

### Lounge

Wooden flooring, radiator, double glazed window to side aspect, storage cupboard, ceiling mounted lighting.

### Bedroom

Wooden flooring, radiator, double glazed window to rear, coving to ceiling, ceiling mounted lighting.

### Bathroom

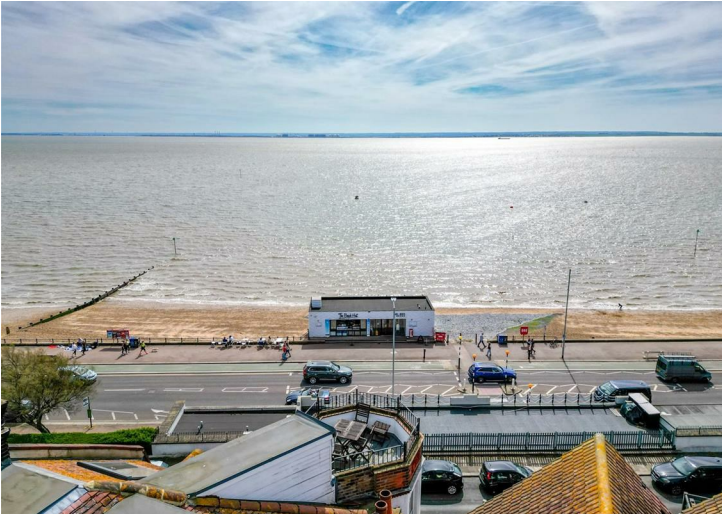
Wooden flooring, double glazed window to side aspect, radiator, partially tiled walls, panelled bath with shower system over, hand basin, W/C, ceiling mounted lighting.

### Tenure

Leasehold  
162 Years Remaining  
£677.50 Service Charge Per Annum  
£15.00 Ground Rent Per Annum

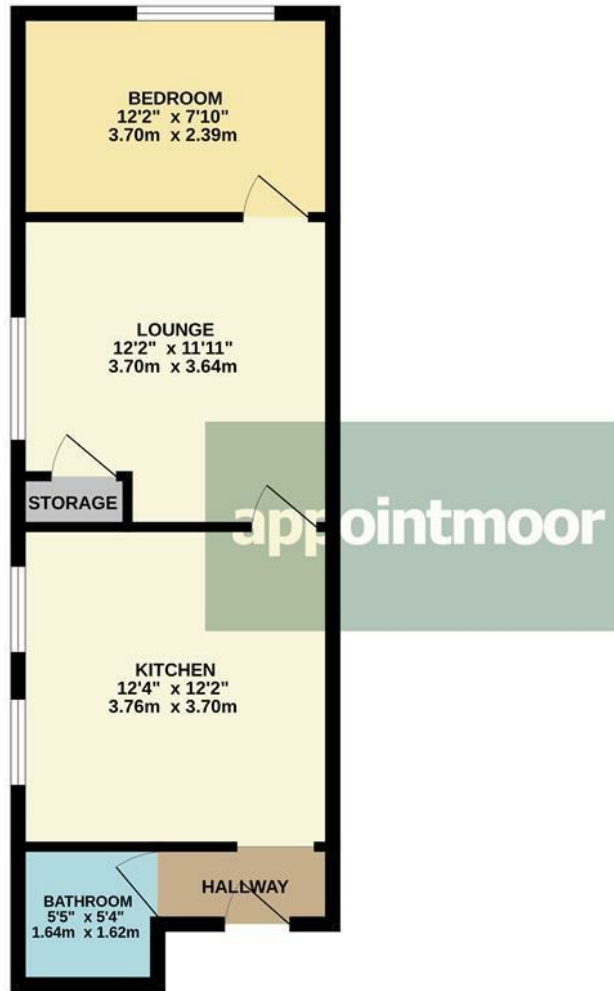
### Front Of Property & Parking

Stairs leading to communal entrance, on street parking.





FIRST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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.  
Made with Metropix 62024




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	65	77

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**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)