



# FOR SALE

**Albion Road,  
Westcliff-On-Sea SS0 7DR**

Guide Price £170,000   Share of Freehold   Council Tax Band - A

387.00 sq ft

- Ground Floor Flat
- One Double Bedroom
- Spacious Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom
- Character Features
- Off Street Parking Space
- Walking Distance to Westcliff Station
- Share of Freehold
- Local Amenities Nearby

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

**appointmoor**

## Description

COULD THIS BE YOUR FIRST HOME? OR MAYBE YOUR FIRST RENTAL?

**\*GUIDE PRICE £170,000 - £190,000\*** Fantastic one bedroom character ground floor apartment with private entrance and off street parking. Own front door into entrance hallway, spacious lounge, modern fitted kitchen, three piece modern bathroom and double bedroom.

Fully double glazed and gas central heating. Allocated off street parking space to rear. The property is located just a short walk from Hamlet Court Road with a wide range of amenities, convenient for Westcliff station and ideal for local travel routes.

### Entrance

Own front door into entrance hallway with doors off to lounge and bathroom, space and plumbing for washing machine, ceiling mounted lighting.

### Lounge

Spacious lounge with wood effect floor, double glazed window, radiator, decorative coving to ceiling and dado rail. Open door way to kitchen and door to bedroom,

### Kitchen

Modern fitted kitchen with black gloss units and complimentary black tiled walls. Straight edge work surface and integrated hob with extractor, integrated fridge/freezer, ceiling mounted lighting.

### Bedroom

Double bedroom with wood effect floor, radiator, double glazed window and decorative coving to ceiling.

### Bathroom

Fully tiled three piece bathroom comprising WC, wash hand basin and bath with double glazed window.

### Parking

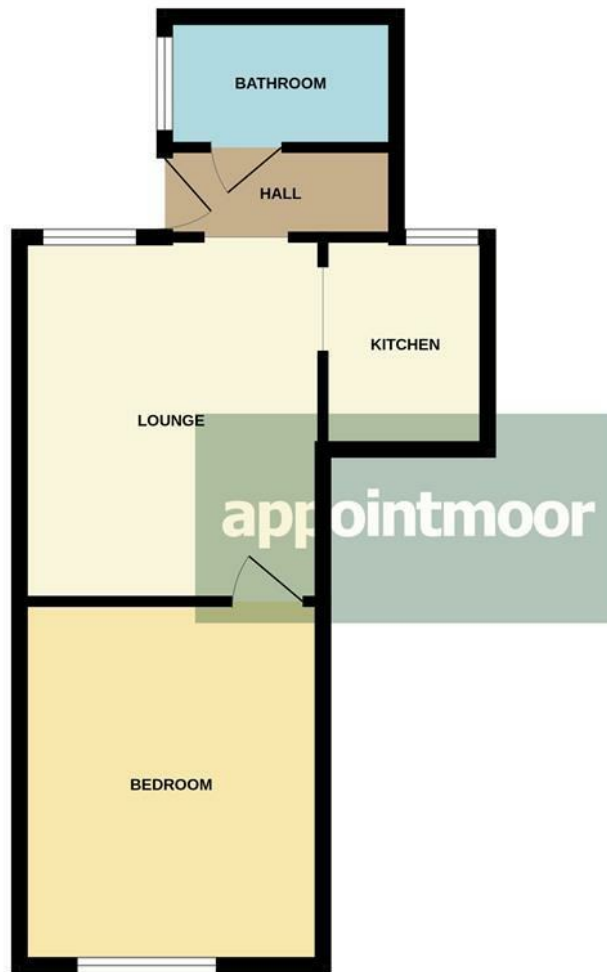
One allocated off street parking space to rear.

### Tenure

Share of freehold  
£300 approx building insurance p/a  
No service charge just a split cost with the other flats (total 3) when repair work needed  
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 5/2025

## 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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