



FOR SALE

Shakespeare Avenue, Westcliff-On-Sea SS0 0ST

Offers In Excess Of £220,000 Leasehold Council Tax Band - C 721.00 sq ft

- Two Bedroom First Floor Flat
- Two Spacious Bedrooms
- Allocated Off Street Parking
- No Onward Chain
- Three Piece Shower Suite
- Juliet Balcony To The Rear
- Close To Shops and Transport Links
- Double Glazed Windows With Central Heating
- Chase High School Catchment
- Open Plan Living

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

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Description

DO YOU NEED OFF STREET PARKING WITH YOUR NEW HOME?

Situated on the first floor of this well maintained apartment block is this spacious two bedroom property offering a large open plan living space, two good sized bedrooms both with fitted wardrobes and shower room.

The property also benefits from an allocated off street parking and is being offered with no onward chain.

Located in Shakespeare Avenue within close proximity to transport links, shops Prittlewell Station and schools.

Entrance

15'0 x 5'10 (4.57m x 1.78m)

Laminate flooring, storage cupboard, coving to ceiling, pendant lighting, secure intercom system.

Lounge/Kitchen/Diner

18'9 x 19'2 (5.72m x 5.84m)

Kitchen: Base and wall units, roll top work surface incorporating a stainless steel sink and drainer, integrated oven, 4 point induction hob with extractor over the top, tiled splashback, space for fridge/freezer and plumbing for a washing machine, coving to ceiling, overhead spotlight lighting.

Lounge/Dining Room: Laminate flooring, radiator, double glazed sliding doors to side aspect, double glazed windows to rear aspect, coving to ceiling, pendant lighting.

Bedroom 1

13'0 x 9'2 (3.96m x 2.79m)

Laminate flooring, radiator, double glazed window to side aspect, fitted storage, coving to ceiling, pendant lighting.

Bedroom 2

13'0 x 9'2 (3.96m x 2.79m)

Laminate flooring, radiator, double glazed window to side aspect, fitted storage, coving to ceiling, pendant lighting.

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

Tiled flooring, tiled walls, walk in shower cubicle, low level w/c, hand basin in vanity unit, double glazed obscure window to rear aspect, coving to ceiling, extractor, spotlight lighting.

School Catchment

Westborough Academy Primary School

Chase High School

Westcliff High School For Boys

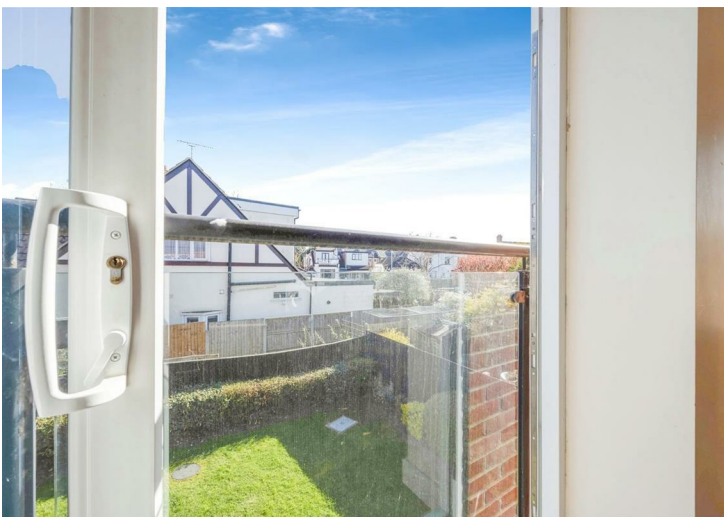
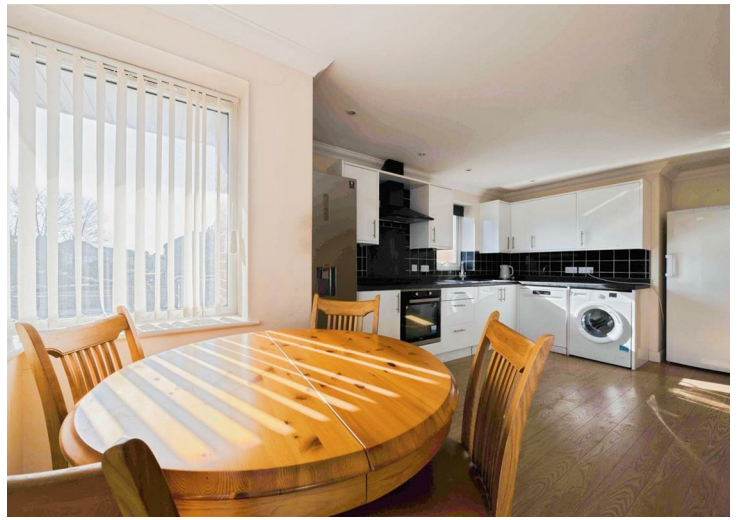
Tenure

Leasehold

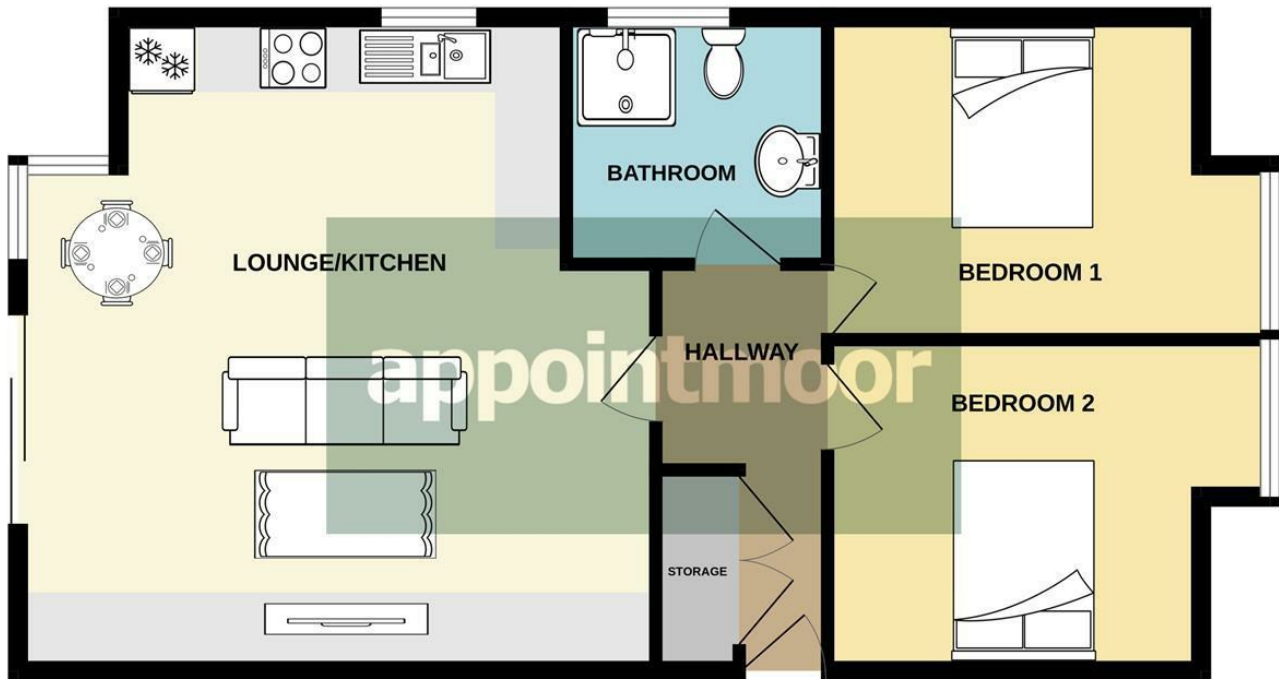
85 Years remaining on the lease which can be extended prior to completion for an extra cost

£150 Ground Rent per annum

£1,300 Service Charge per annum



FIRST FLOOR



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 not be relied upon 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		
(1-20) G		
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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