



## Aprils View, Belsize Avenue Jaywick, CO15 2GD

Situated directly on Jaywick seafront is this purpose built TWO BEDROOM FIRST FLOOR FLAT. The property in the valuers opinion is offered in excellent decorative order and has the added benefit of its own Garage, Balcony with Sea View and being offered with NO ONWARD CHAIN.

- Two Bedrooms
- 16'7 Lounge
- Balcony With Sea Views
- 4'7 Kitchen
- 11'3 Utility Room
- Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- No Onward Chain
- Council Tax B & EPC Rating TBC



**Price £153,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security entry system leading to;

## COMMUNAL ENTRANCE HALL

Stairflight to first floor. Door to;

## UTILITY ROOM

11'3 x 7'5

Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine under. Double glazed window to front. Door leading to Garage.



## GARAGE

18' x 11'5

Hot water cylinder (not tested). Power and light connected. Up and over door.



## FIRST FLOOR LANDING

Entrance door to;

## ENTRANCE HALLWAY

Electric heater (not tested). Storage cupboard. Door to;



## LOUNGE

16'7 x 10'6

Electric heater (not tested). Double glazed sliding doors leading to Balcony. open access to Kitchen.



## BALCONY

Panormaic sea views.



### KITCHEN

12'7 x 7'2

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching grey units at both eye and floor level. Tiled splash backs. Double glazed window to front.



### BEDROOM ONE

12'4 x 10'5

Two double glazed windows to front with sea views.



### BEDROOM TWO

12'4 x 10'5

Double glazed window to front. Electric storage heater (not tested).



### SHOWER ROOM

Modern white suite comprising of; Low level W.C. Pedestal hand wash basin. Double length independent shower cubicle with wall mounted shower (not tested). Fully tiled walls.





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### OUTSIDE

The property benefits from in and out security access with two electric barriers leading to Garage providing off road parking. To the front is communal ground which are mainly laid to lawn. To the rear are steps leading to the seafront.



### JAYWICK SEA FRONT

The property is situated directly on Jaywick Sea Front.



### Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): Approx 77 Years Annual ground rent amount (£): £100 Per Annum Ground rent review period (year/month): TBC Annual service charge amount (£): Approx £800 Per Annum Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

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## LE 0924

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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 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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## Selling properties... not promises

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**Sheen's**  
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