

SCOTT &  
STAPLETON

HAMLET COURT ROAD  
Westcliff-On-Sea, SS0 7EX  
£139,950





## HAMLET COURT ROAD

£139,950

WESTCLIFF-ON-SEA, SS0 7EX

Scott and Stapleton are pleased to present to the market this well presented ground floor retirement apartment for the over 60's.

The property benefits from residents lift, parking and communal features such as lounge, kitchen and guest suite. Sitting in well tended communal gardens, it is in an ideal location with Westcliff train Station, the seafront, theatres close by and being situated on Hamlet Court Road there is an array of shops.

The property comprises a large lounge diner with french doors opening out to its own little court yard, a modern fitted kitchen, large double bedroom with fitted mirror fronted wardrobes and a well equipped bathroom with shower over bath. There is a large storage cupboard located in the entrance hallway.

An early internal viewing is highly recommended.

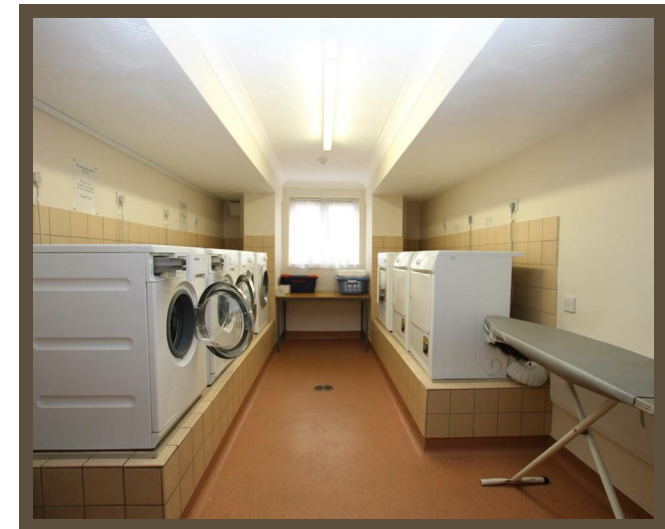
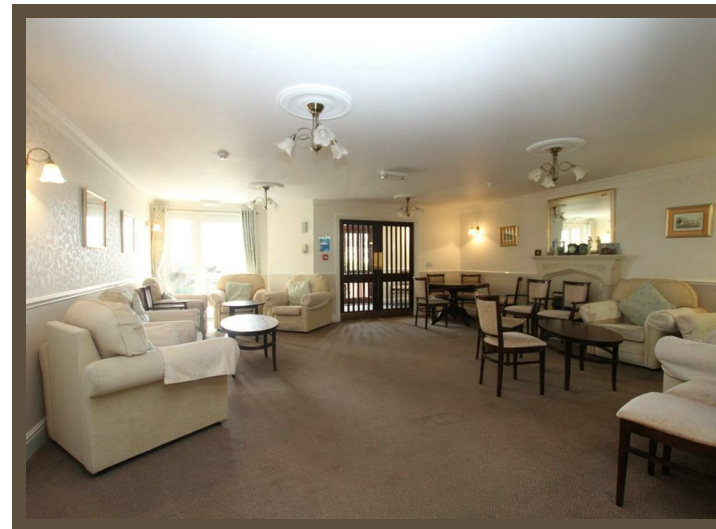
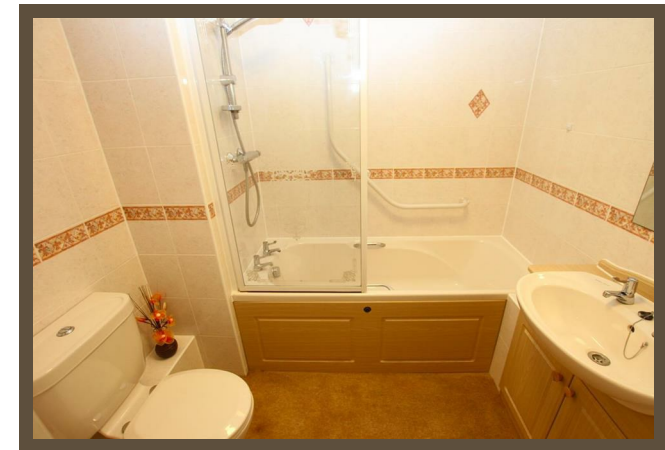
Scott and Stapleton are pleased to present to the market this well presented ground floor retirement apartment for the over 60's.

The property benefits from residents lift, parking and communal features such as lounge, kitchen and guest suite. Sitting in well tended communal gardens, it is in an ideal location with Westcliff train Station, the seafront, theatres close by and being situated on Hamlet Court Road there is an array of shops.

The property comprises a large lounge diner with french doors opening out to its own little court yard, a modern fitted kitchen, large double bedroom with fitted mirror fronted wardrobes and a well equipped bathroom with shower over bath. There is a large storage cupboard located in the entrance hallway.

An early internal viewing is highly recommended.





## Comunal Entrance

Front and rear entrance. Access to all communal areas and facilities. Own personal door on ground floor to apartment.

## Entrance

Door to entrance hallway. Carpet. Doors to rooms. smooth plastered walls and ceiling.

## Lounge

5.89m x 3.23m (19'4 x 10'7)

Double glazed french doors opening to front courtyard and communal grounds. Carpet. Electric heater. Smooth plastered walls and ceiling. Part glazed doors to kitchen.

## Kitchen

2.31m x 2.29m (7'7 x 7'6)

Double glazed window to front elevation. Vinyl flooring. Wall heater. Selection of base units and drawers. Under counter fridge and freezer. Complimentary rolled edge worktop with sink and drainer and electric hob. Partly tiled splash back and matching selection of eye level units. Smooth plastered ceiling.

## Bathroom

2.03m x 1.65m (6'8 x 5'5)

Suite comprising panelled bath with mains shower over and screen. Low level w.c and wash hand basin set in vanity unit. Tiled walls. smooth plastered ceiling. Wall heater.

## Bedroom

5.89m x 2.77m (19'4 x 9'1)

Double glazed window to front. Carpet. Electric heater. Mirror fronted wardrobes built in. Smooth plastered ceiling.

## Communal Areas

Communal grounds and parking.

## Lease details

We understand from our client that the unexpired lease is approx 103 years, the ground rent is approx. £400 per annum and the service charge is approx £2500 per annum.



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		