

**SCOTT &
STAPLETON**

PRINCES PARK
Westcliff-On-Sea, SS0 0NB
£250,000





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Scott & Stapleton are delighted to offer for sale this modern, first floor, purpose built apartment within a sought after development in a convenient location.

The spacious accommodation includes a large lounge/diner 24'9 x 9'8 with south facing Juliette balcony, open plan to a modern fitted kitchen with integrated appliances, master bedroom with shower room en suite, good size second bedroom & family bathroom.

Externally there are well tended communal gardens & an allocated off street parking space.

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Conveniently located for all amenities including shops, schools and major employers such as RBS, Tesco's & Southend airport.

Offered with no onward chain this would be a great first time purchase or long term investment opportunity. An early internal inspection is strongly advised.



Accommodation

Communal entrance door with intercom leading to communal entrance hall with stairs to all floors.

Entrance hall

Large hallway with double storage cupboard housing meters, further fitted airing cupboard & double linen cupboard, electric heater. Doors to all rooms.

Lounge/diner

7.54m x 2.95m (24'9 x 9'8)

UPVc double glazed french doors to rear with Juliette balcony, further UPVc double glazed window to side. 2 electric heaters, open plan to kitchen area.

Kitchen area

2.84m x 2.24m (9'4 x 7'4)

Range of modern fitted base & eye level units with drawers over base units and integrated appliances including electric oven, separate electric hob, extractor fan, washing machine, dishwasher & fridge/freezer. Roll edge worktops with inset sink unit with matching drainer & mixer tap, tiled splashbacks, ceiling spotlights.

Master bedroom

3.51m x 2.95m (11'6 x 9'8)

UPVc double glazed window to rear. Electric heater, door to en suite.

En suite

1.96m x 1.40m (6'5 x 4'7)

Modern white suite comprising of shower cubicle, low level Wc & pedestal wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 2

3.23m x 2.34m (10'7 x 7'8)

UPVC double glazed window to rear. Electric heater.

Bathroom

2.31m x 1.83m (7'7 x 6')

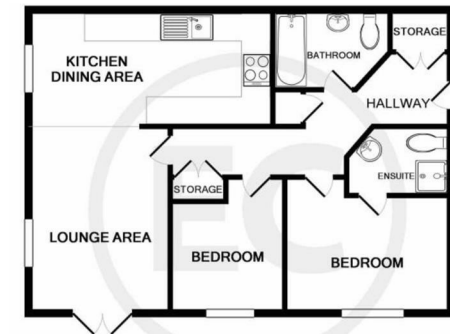
Modern white suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

Externally

The development is surrounded by well tended communal gardens with external bin & bike storage. Allocated off street parking for 1 car.

Lease details

The lease for the property currently has 980 years remaining. The annual service charge is £1348.34 which includes ground rent and buildings insurance



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	