

SCOTT &
STAPLETON

BURLEIGH COURT
Westcliff-On-Sea, SS0 8HE
£137,500





BURLEIGH COURT

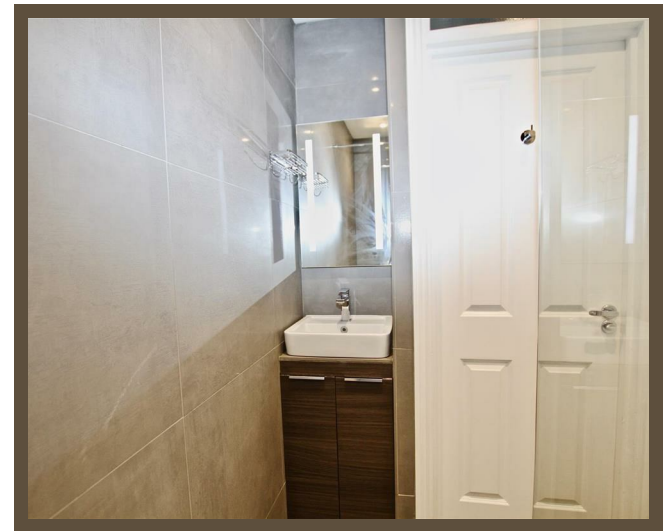
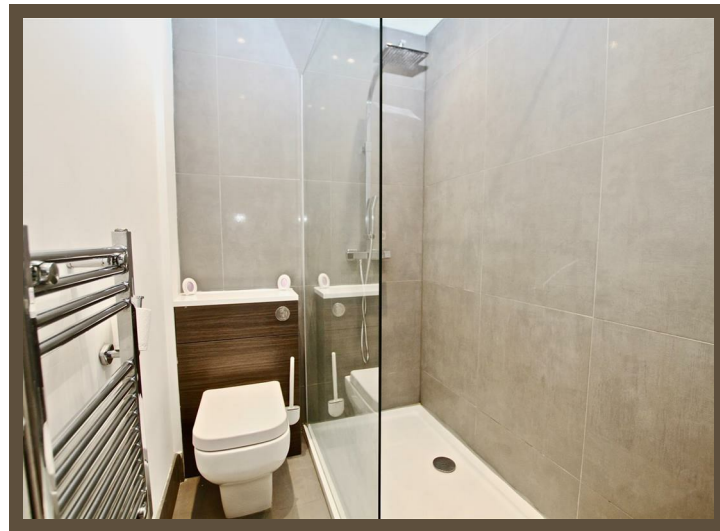
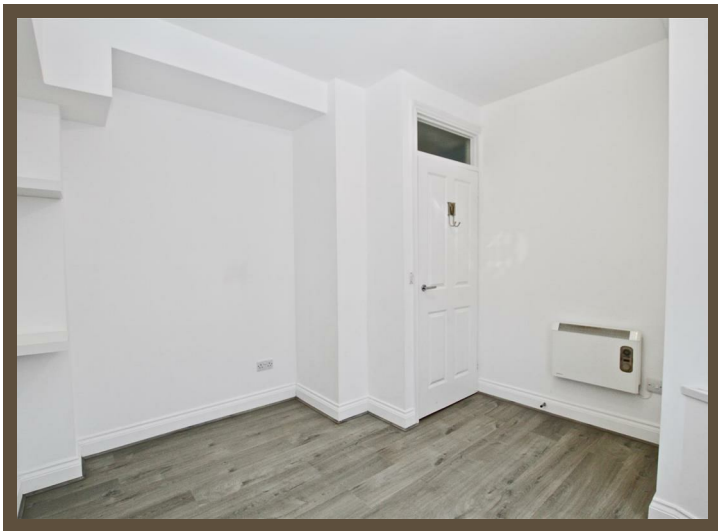
£137,500

WESTCLIFF-ON-SEA, SS0 8HE

Scott and Stapleton are pleased to present to the market for sale this stunning one bedroom, first floor apartment in Burleigh Court - Westcliff On Sea, ideal for a long term buy to let investor with a current tenant paying £875 pcm giving a yield of approx. 7% per annum.

The property benefits from secure entry phone system and access into well maintained communal areas with stairs and lifts to all floors. Once inside the apartment there is a spacious 16'3 x 12'5 open plan lounge & kitchen combined with a modern range of units and integrated appliances to remain, a 10'6 x 10'3 double bedroom and a contemporary and recently fitted shower room.

A great opportunity to purchase a fantastic buy to let investment property with a very attractive annual yield. An early internal inspection is strongly advised.



Communal Entrance

Communal Entrance with stairs and lift to all floors.

Entrance Hallway

Carpeted, twin built-in storage cupboards, one housing electric meters and the other a hot water tank, which supplies the domestic hot water and heating system, smooth plastered ceiling, panelled doors to lounge & bedroom and shower room.

Open Plan Kitchen Lounge Diner

4.95m x 3.78m (16'3 x 12'5)

Double glazed bay window to front aspect, carpeted, power points, television point, smooth plastered ceiling, wall mounted heater with cover over. The kitchen area is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of one with a range of high gloss cupboards beneath and drawer unit, integrated oven and four ring hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge and washing machine to remain, power points.

Bedroom

3.20m x 3.12m (10'6 x 10'3)

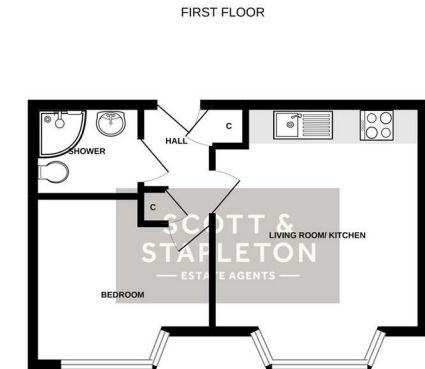
Double glazed bay window to front aspect, carpeted, power points, smooth plastered ceiling, wall mounted heater.

Shower Room

Tiled floor and partly tiled walls. Heated electric towel rail. Suite comprising close coupled w.c, wash hand basin set in vanity unit and walk in shower with over head rainfall attachment and hand held. Smooth plastered ceiling with recessed spot lights.

Notes

189 year left on lease.
Pace - managing agent
£250 per month service charge
£50 ground rent per annum



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	77	83	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC