



\* £280,000- £300,000 \* GROUND FLOOR \* COMPLETELY PRIVATE SOUTH FACING GARDEN \* PRIVATE GARAGE \* MOMENTS FROM THE BEACHFRONT \* LONG LEASE \* LARGEST FLAT IN THE BUILDING \* SOLD WITH TENANT IN SITU A superb ground floor apartment located in a popular location close to Chalkwell seafront, Westcliff mainline railway station and Hamlet Court Road shopping facilities. This fantastic apartment boasts a spacious bay-fronted lounge, a large conservatory and its own South-facing rear garden. There is also a modern fitted kitchen, two great size bedrooms and a three-piece bathroom. In addition to all of this, there is also a study area, perfect for those needing to working from home. The block is well maintained and has the benefit a private garage and a long lease. This would be an ideal first purchase or long-term buy to let investment.

- Ground floor apartment
- Bay fronted lounge
- South-facing conservatory and study area
- Garage
- Walking distance to Westcliff Train Station
- Two great size bedrooms
- Modern fitted kitchen
- South-facing private rear garden
- Moments from Chalkwell seafront
- Long lease and reasonable running costs

## Station Road

Westcliff-On-Sea

**£280,000**

Price Guide



# Station Road



## Entrance

Communal entrance with secure Entryphone system.

## Hallway

4'21" x 15'11"

Front entrance door, two storage cupboards, tiled flooring, doors to all rooms;

## Lounge

10'7" x 17'64"

Double glazed bay window to front aspect, double glazed window to front aspect, wall mounted heater, carpet to floor.

## Kitchen

6'22" x 13'10"

Double glazed skylight, spotlights, modern fitted kitchen comprising of; a range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated oven and hob with extractor hood, integrated dishwasher, integrated washing machine, tiled flooring, opening into to study area, door leading to;

## Conservatory

16'2" x 13'2" > 6'00"

Part brick built, double glazed windows and French doors, wall mounted heater, wooden flooring.

## Bedroom One

10'0" x 12'4"

Double glazed window to rear aspect, wall-mounted heater, carpet to floor.

## Bedroom Two

7'7" x 7'9"

Double glazed window to side aspect, wall-mounted heater, carpet to floor.

## Study/Bed Three

6'8" x 9'11"

Wall mounted heater, tiled flooring.

## Bathroom

7'7" x 7'6"

Modern three-piece suite comprising of; low level WC, pedestal wash basin, 'P' shaped bath with shower over.

## Private South-Facing Garden

Commences with a decked seating area with the remainder mainly laid to lawn, side access.

## Private Garage

Private garage located to the rear.

## Agents Notes:

Tenure - Leasehold

Lease - 189 years (approx)

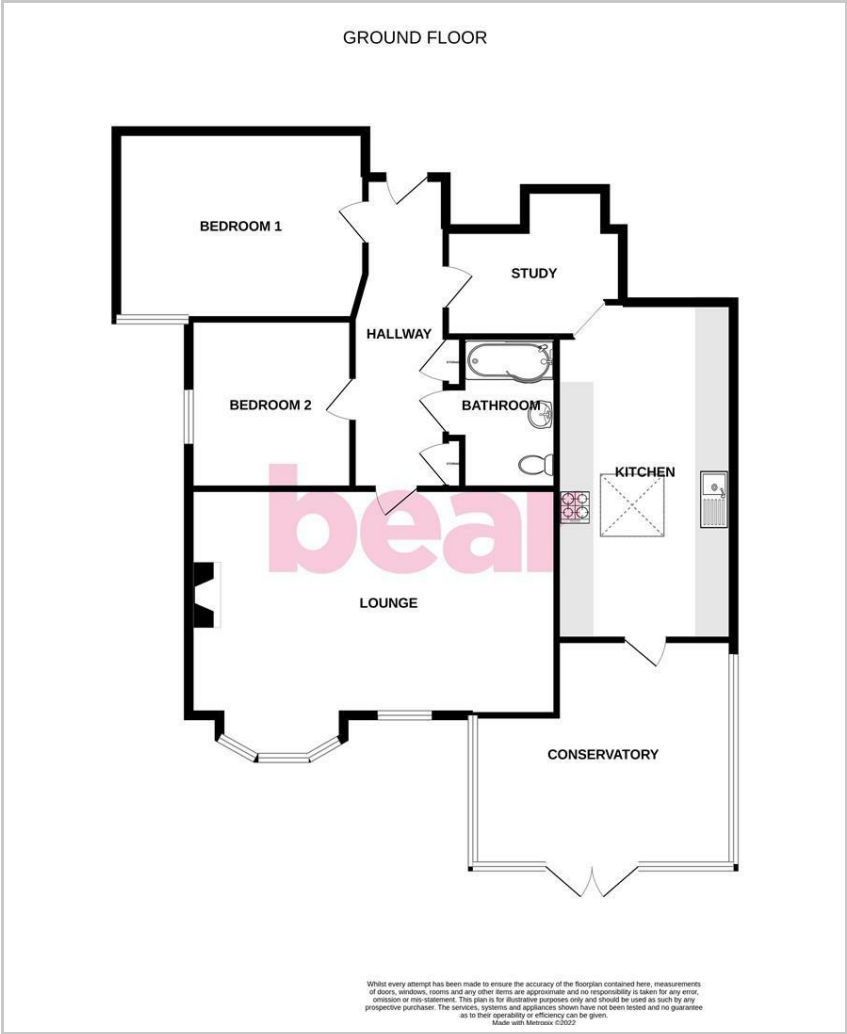
Service Charge - £1250pa

Ground Rent - £25pa

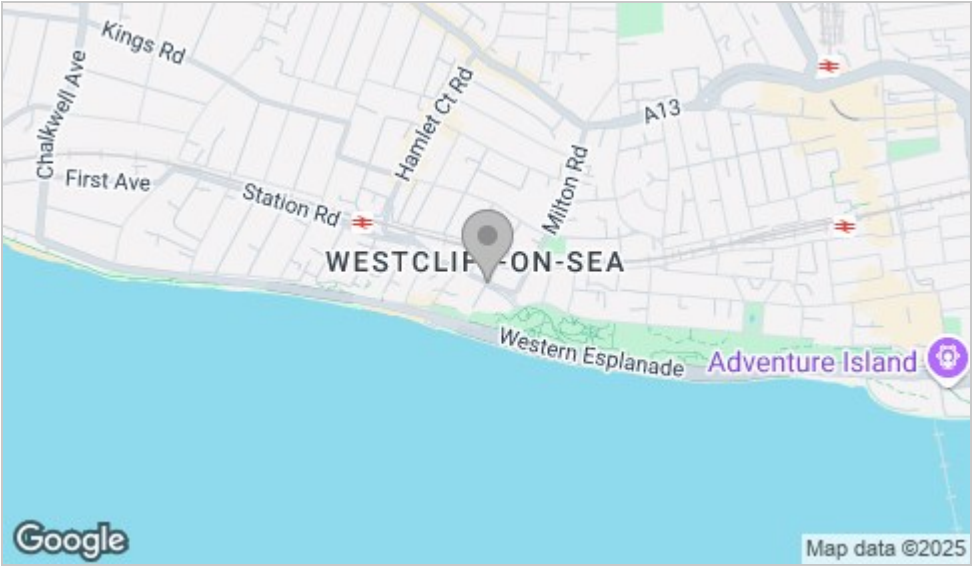
Council Tax Band - A



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

