



## Inverness Avenue

Westcliff-on-Sea

- GROUND FLOOR FLAT
- NEW LONG LEASE
- TWO BEDROOMS
- TWO RECEPTION ROOMS



## Guide Price £220,000

Hair & Son are pleased to offer this spacious two bedroom, two reception room ground floor flat with own private garden. The property will have a new long lease upon completion and has no onward chain.





#### **AGENTS NOTES**

Hair & Son are pleased to offer this very spacious ground floor flat that comprises of two bedrooms, two reception rooms one of which is a large living room that retains a lot of its original features within it. As you head to the rear of the property you will also find the kitchen space and family bathroom. The property has direct access from the bedroom and kitchen to the well maintained private rear garden space where you will also find a garden shed.

Extremely well located this property sits within easy reach to local shops, transport links and all other local amenities.

#### **ENTRANCE HALL**

16' 9" x 3' 7" (5.11m x 1.09m)

#### **LIVING ROOM**

16' 1" x 15' 8" (4.9m x 4.78m)

#### **BEDROOM ONE**

13' 6" x 10' 5" (4.11m x 3.18m)

**DINING ROOM**

13' 0" x 10' 2" (3.96m x 3.1m)

**BEDROOM TWO**

12' 3" x 8' 9" (3.73m x 2.67m)

**KITCHEN**

6' 3" x 5' 5" (1.91m x 1.65m)

**BATHROOM**

5' 5" x 7' 2" (1.65m x 2.18m)

**GARDEN****TENURE.**

The following information has been provided by the seller:

Lease - The property will have a new long lease on completion (currently has 50 years remaining)

Tax Band - B

EPC - D

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75

Regulated by RICS

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