



Hamlet Court Road

Westcliff-on-Sea

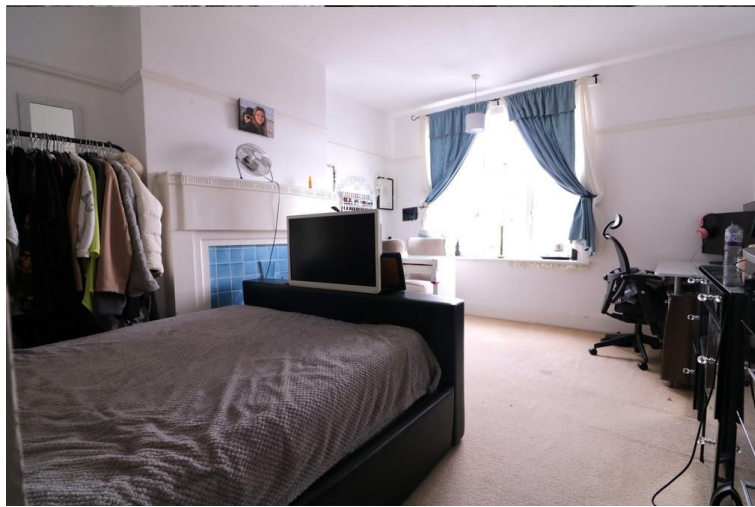
- ONE BEDROOM SECOND FLOOR FLAT
- LARGE LIVING ROOM
- FITTED KITCHEN WITH AMPLE SPACE
- GAS CENTRAL HEATING



Guide Price £180,000

Hair & Son are pleased to bring to market this large second floor one bedroom flat in the heart of Westcliff-on-sea. This would make a perfect investment or first time purchase.





Hair and Son are pleased to bring to market this spacious one bedroom second floor flat. The property comprises of a sizeable living room measuring 19'1 by 11'4, a fitted kitchen with ample storage as well as space for all white goods. Further to the flat is a family bathroom with a bathtub incorporating an overhead shower attachment and a wash hand basin, as well as a completely separate w/c.

Extremely well located in the heart of Westcliff-on-sea in the vibrant Hamlet Court Road which features a range of amenities including shops, eateries, bars and transport links. It is within a short stroll to Westdiff train station which has direct links to London Fenchurch Street.

The flat also has the benefit of gas central heating and double glazing.

Offered with vacant possession, therefore no onward chain.

ENTRANCE HALL**INNER HALLWAY**

15' 0" x 2' 8" (4.57m x 0.81m)

BEDROOM

15' 9" x 11' 10" (4.8m x 3.61m)

LIVING ROOM

19' 1" x 11' 4" (5.82m x 3.45m)

BATHROOM

7' 8" x 5' 8" (2.34m x 1.73m)

W/C**KITCHEN**

14' 0" x 11' 0" (4.27m x 3.35m)

TENURE

Lease - 85 years remaining.

Payable every 6 months:

Ground rent £15

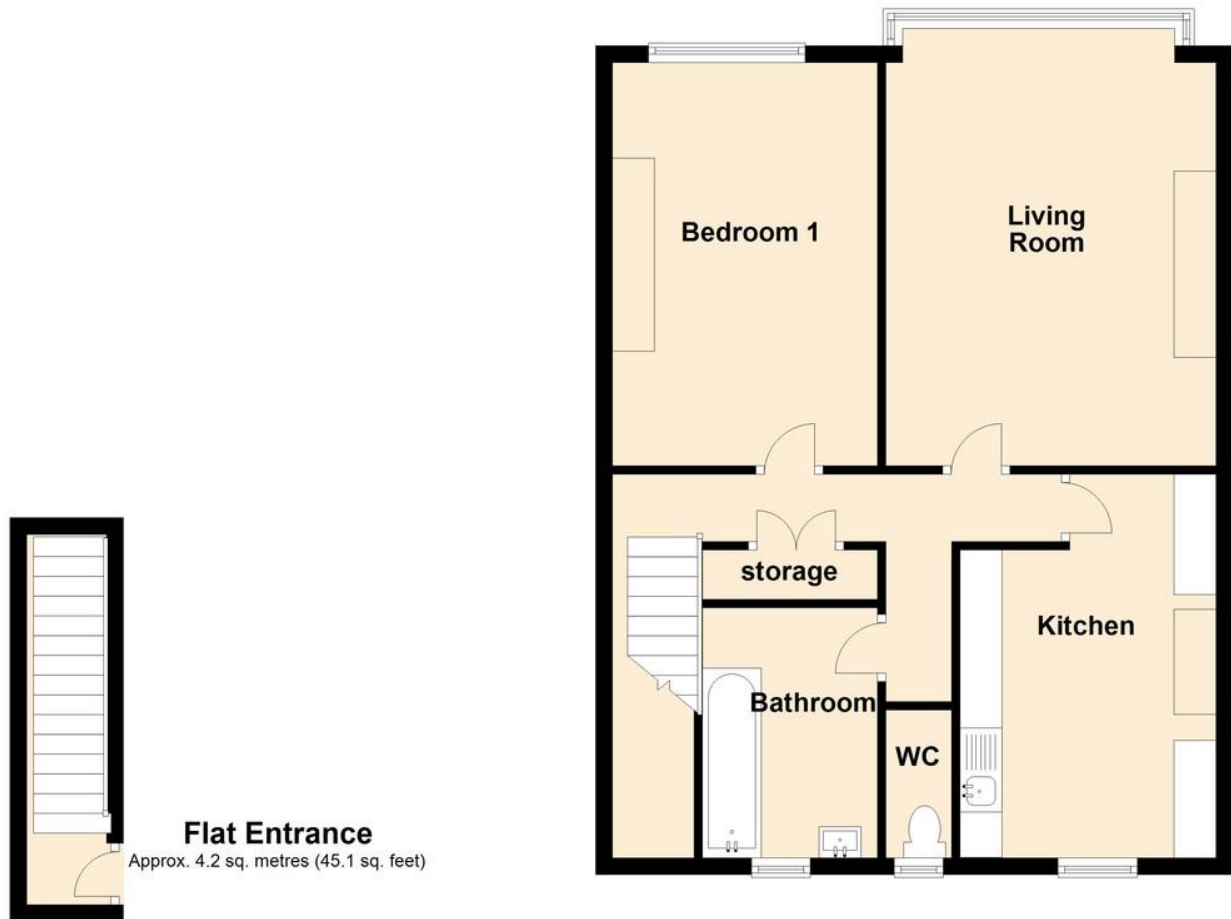
Maintenance £974.44

Reserve fund £42.87

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. The floor plans are not to scale and only provide an indication of the layout.

Second Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 72.9 sq. metres (784.3 sq. feet)

Regulated by RICS

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