



Claremont Court

Claremont Road, Westcliff-on-Sea

- ONE BEDROOM SECOND FLOOR FLAT
- RECENTLY REFURBISHED
- WALKING DISTANCE TO HAMLET COURT ROAD WITH ALL ITS AMENITIES
- GAS CENTRAL HEATING



Offers in excess of £160,000

****£160,000 to £175,000**** Hair & Son are pleased to bring to market this extremely well located second floor one bedroom flat in the heart of Westcliff-on-sea, the property has recently been refurbished throughout and would make a great purchase for a first time buyer or for an investment.





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The block is entered through a covered stairwell which leads to the top floor where you will find access to the property. You are welcomed in to the entrance hallway where you will find two storage cupboards one in which features fixed shelving. Further to this you will find a newly fitted stylish bathroom suite comprising of bathtub, wash hand basin, w/c as well as a heated towel rail.

The property also offers a fantastic sized bedroom and living area, the living room features a fantastic balcony providing you with your own private outside space. This then flows in to the new kitchen which comprises of a built in oven and ceramic hob and features grey base units, stainless steel sink and drainer, and houses the combi boiler.

A central location, the property is found just off the London Road with all of its many amenities including shops and restaurants. Westcliff train station is also within walking



distance providing direct links to London Fenchurch Street.

The property also has the benefit of a car park which is on a first come first serve basis.

ENTRANCE HALLWAY

8' 2" x 4' 8" (2.49m x 1.42m)

BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m)

BEDROOM

15' 6" x 8' 8" (4.72m x 2.64m)



LIVING ROOM

13' 4" x 12' 3" (4.06m x 3.73m)

KITCHEN

8' 10" x 8' 4" (2.69m x 2.54m)

BALCONY

COMMUNAL GARDENS

PARKING

TENURE

90 years remaining on lease.

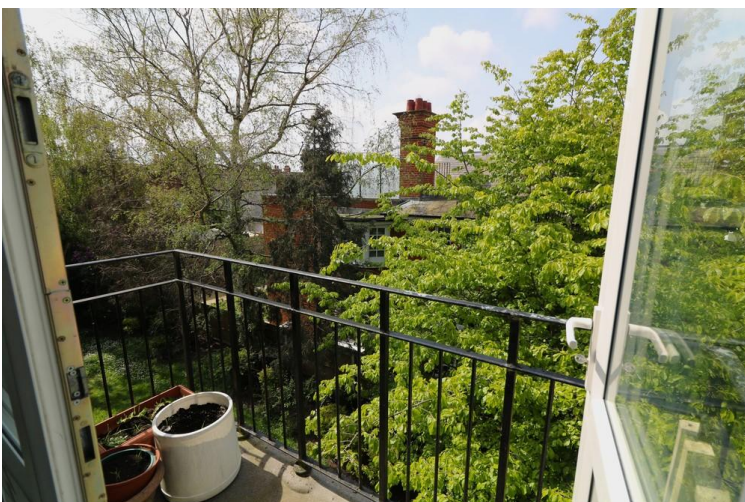
£100.05 per month for Service Charge & Ground Rent.

Council Tax Band - A

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



Second Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 44.2 sq. metres (475.7 sq. feet)

Regulated by RICS

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