



London Road

Westcliff-on-Sea

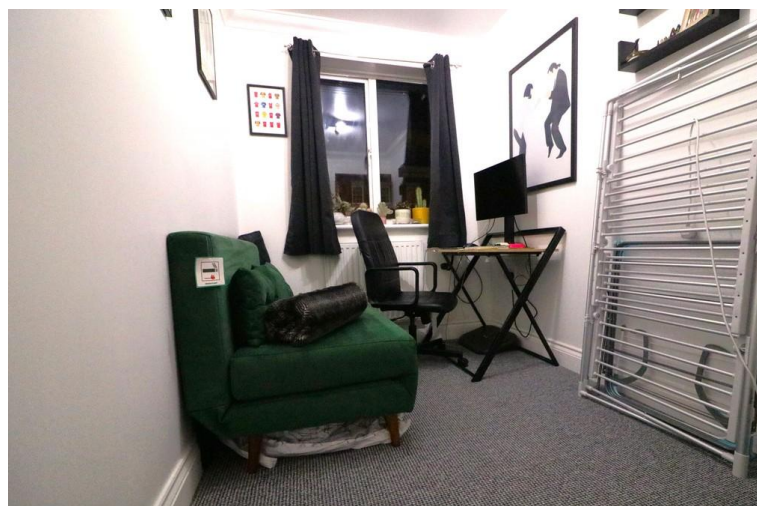
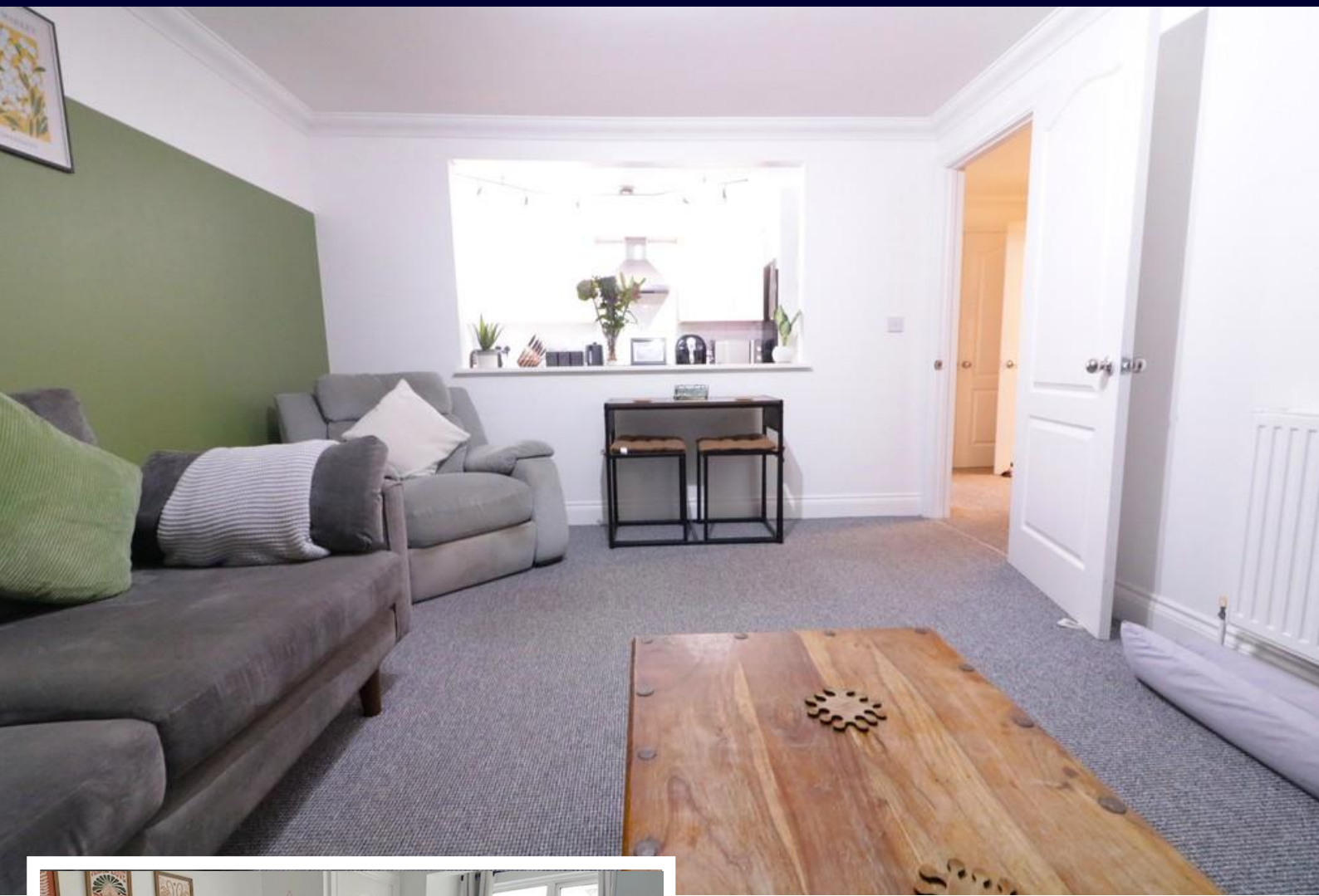
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SOUTH FACING BALCONY
- ALLOCATED OFF ROAD PARKING



Guide Price £200,000 to £210,000

Welcome to this immaculately presented two bedroom first floor apartment which is presented to a high modern standard. Perfect for first time buyers or those of who are looking for a great investment.





Hair & Son are delighted to bring to market this immaculate and well presented two bedroom first floor apartment in the heart of Westcliff-On-Sea, the property benefits from a long lease of 104 years, off road parking for one vehicle and a south facing balcony.

The block features a secure entry phone system which provides great security, allowing only those authorised into the property. The property is located on the first floor and can be accessed in the communal area via the stairs or a lift.

Upon entry to the apartment you are welcomed in to a spacious hall which gives access to all adjacent rooms. Comprising of the two bedrooms of which both are stylishly decorated. The living room is presented to a great standard offering plenty of natural light making it very bright and airy, access to the balcony can be found as well as the kitchen. The kitchen has been refurbished to a high modern standard with ample cupboard and worktop space, consisting of oven and extractor, as well as space for white goods.



The properties locality is one of its huge selling points, situated within walking distance to shops, pubs, restaurants, the seafront as well as Westdiff train station which provides direct links to London Fenchurch Street. Easy access can also be found to the A127, A130, A12 & M25.

This presents a great opportunity for a first time buyer or investment purchaser, an internal viewing is highly recommended.



ENTRANCE HALL

11' 7" x 6' " (3.53m x 1.83m)

LOUNGE

14' 3" x 11' 3" (4.34m x 3.43m)

KITCHEN

11' 3" x 6' 7" (3.43m x 2.01m)

BEDROOM ONE

12' 7" x 9' 4" (3.84m x 2.84m)

BEDROOM TWO

9' 3" x 6' (2.82m x 1.83m)

BATHROOM

6' 2" x 6' (1.88m x 1.83m)

ALLOCATED PARKING TO THE REAR

LEASE

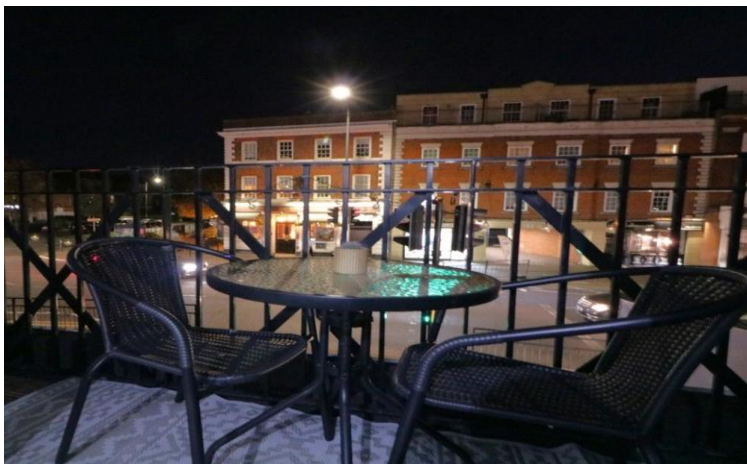
Lease - 104 Years remaining

Service Charge - £2,341.05 Per annum

Ground Rent - £250.00 Per annum

Council Tax Band B

EPC Rating B

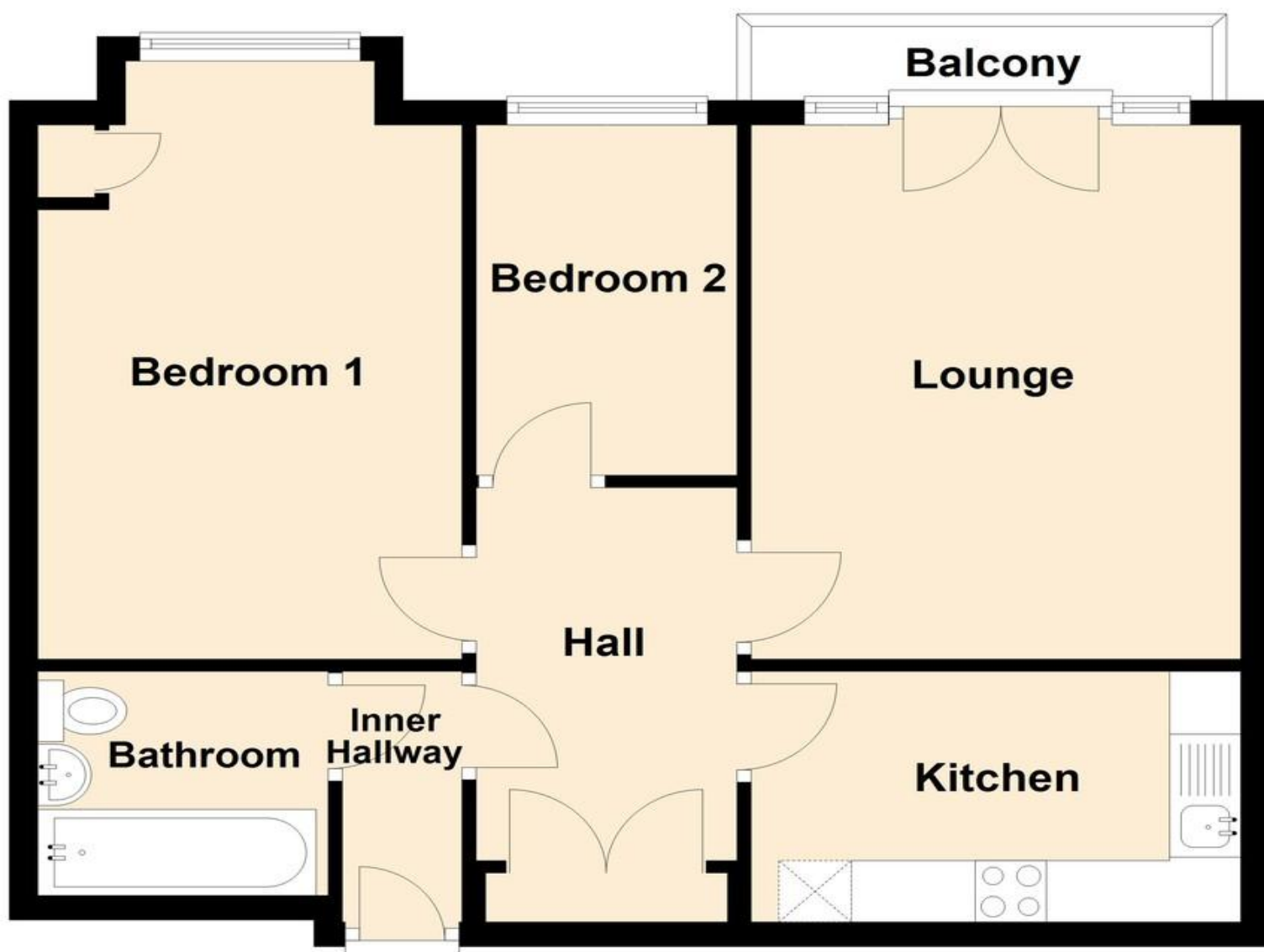


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 sq. feet)

Regulated by RICS

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