



## Ronald Park Avenue

Westcliff-on-Sea

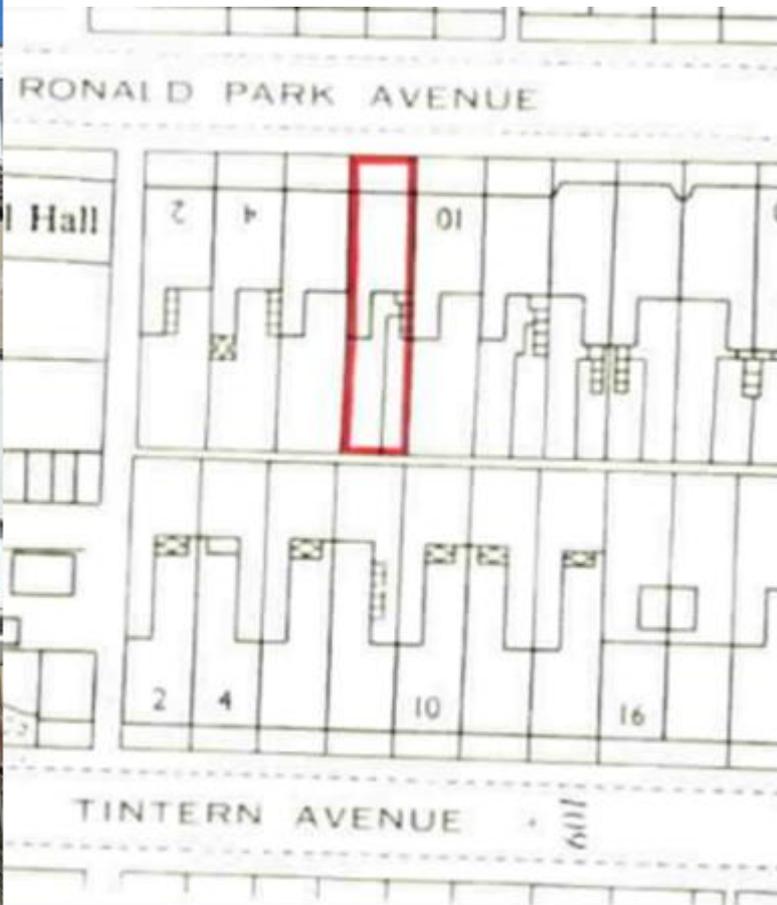
- \*\*\*FREEHOLD OPPORTUNITY\*\*\*
- BOTH LET ON ASSURED SHORTHOLD TENANCIES
- PRODUCING AN OVERALL INCOME OF £17,700 PER ANNUM
- TWO FLATS
- ONE BEDROOM GROUND FLOOR FLAT
- THREE BEDROOM FIRST FLOOR MAISONETTE
- WEST FACING REAR GARDEN SPLIT 50/50
- \*\*\*CASH BUYERS ONLY\*\*\*

## Offers In Region Of £375,000

\*\*\*\*\*INVESTMENT OR CASH BUYERS ONLY\*\*\*\*\*

Hair & Son offer this two-storey terraced residential property comprising of a one bedroom ground floor flat and a three bedroom first floor maisonette which are both let on assured shorthold tenancies (AST's).





\*\*\*\*\* INVESTMENT OR CASH BUYERS ONLY\*\*\*\*\*

This two storey terraced residential property comprising of a one bedroom ground floor flat and a three bedroom first floor maisonette which are both let on assured shorthold tenancies (AST's) with scope to increase rent to market value. The flats both benefit from gas central heating, UPVc double glazing and 50% each of the West facing rear garden.

The garden is accessible for the ground floor flat via the bedroom and the utility room and the first floor flat maisonette via an external stairwell accessible from one of the bedrooms.

\*\*\*\* GROUND FLOOR FLAT\*\*\*\*

**ENTRANCE HALLWAY**

**BEDROOM**

10' 3" x 13' 10" (3.13m x 4.24m)

**LOUNGE**

12' 5" x 13' 9" (3.79m x 4.2m) Plus 2.98m x 1m

**KITCHEN**

8' 0" x 14' 10" (2.44m x 4.53m)

**UTILITY ROOM**

5' 5" x 8' 10" (1.67m x 2.7)

**BATHROOM**

5' 5" x 7' 7" (1.67m x 2.33m)

**WEST FACING REAR GARDEN**

**TENURE**

Let on a twelve month AST starting from 10th May 2022 at £725 pcm (holding over).

\*\*\*\* FIRST FLOOR MAISONETTE\*\*\*\*

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11' 4" x 13' 9" (3.46m x 4.21m)

**LOUNGE**

11' 10" x 13' 6" (3.61m x 4.12m) Plus 2.93m x 0.87m

## BATHROOM

7' 0" x 10' 7" (2.14m x 3.23m)

## KITCHEN

6' 11" x 7' 10" (2.12m x 2.4m)

## SECOND FLOOR LANDING

## BEDROOM TWO

18' 4" x 6' 10" (5.59m x 2.09m) Plus 2.16m x 1.04m

## BEDROOM THREE

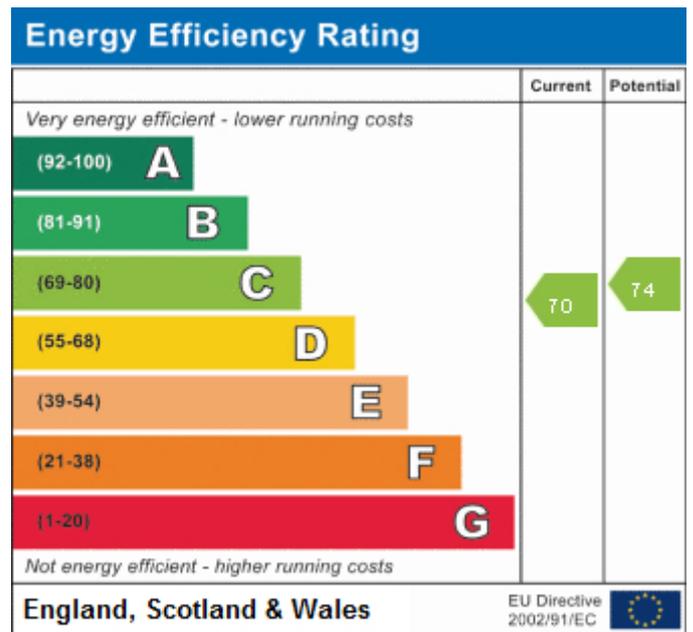
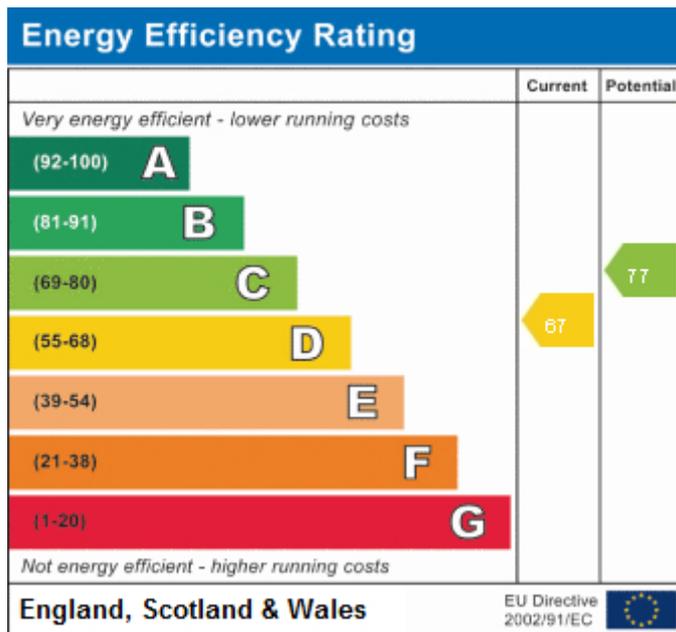
15' 6" x 7' 1" (4.73m x 2.18m) Plus 1.61m x 1.06m

## WEST FACING REAR GARDEN

## TENURE

Let on a twelve month AST starting from 25<sup>TH</sup> September 2018 at £750 pcm (holding over).

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.



Regulated by RICS

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