



## London Road

Westcliff-on-Sea

- NO ONWARD CHAIN
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING



## Guide Price £185,000

VACANT two bedroom self contained maisonette situated on the ground floor with its own private front door access. Living room and kitchen to the ground floor with two bedrooms and bathroom upstairs. Gas central heating and double glazing. Very sought after location in Chalkwell.







### AGENTS NOTES

This rather special two double bedroom self contained ground floor maisonette comes with its own front door which leads into the hallway with doors off to the rear living room with a pleasant outlook to the rear and further door to the kitchen.

The first floor boasts two really good size double bedrooms as well as the family bathroom.

In need of some updating but benefitting from double glazing and gas central heating.

Keys held book early!! Good length lease 138 years. Service charge £1745.72 inclusive of water rates and building insurance.



## **HALLWAY**

## **LOUNGE**

14' 3" x 11' 9" (4.34m x 3.58m)

## **KITCHEN**

11' 6" x 7' 9" (3.51m x 2.36m)

## **BEDROOM**

15' x 8' 6" (4.57m x 2.59m)

## **BEDROOM**

14' 3" x 9' 8" (4.34m x 2.95m)

## **BATHROOM**

## **LEASE**

LEASE 138 YEARS REMAINING

SERVICE CHARGE £1745.72 (INC WATER RATES AND BUILDING INSURANCE)

GROUND RENT £15.75 PER ANNUM

COUNCIL TAX BAND C

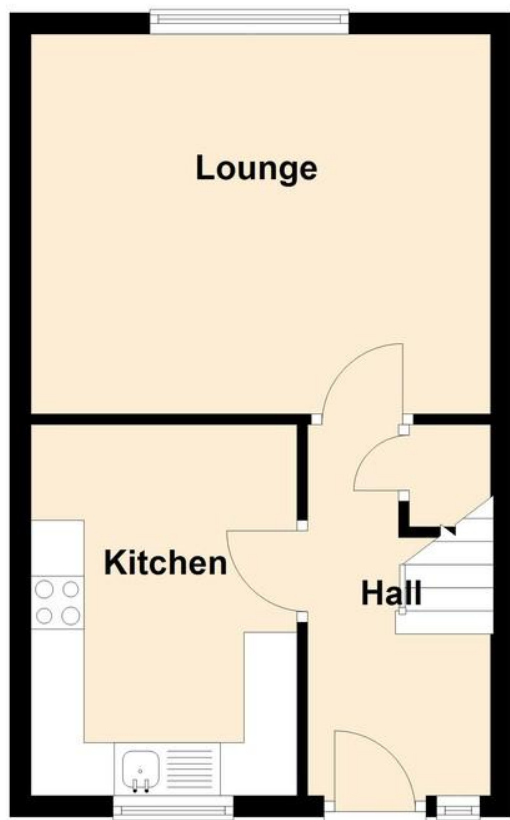
EPC RATING C



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.

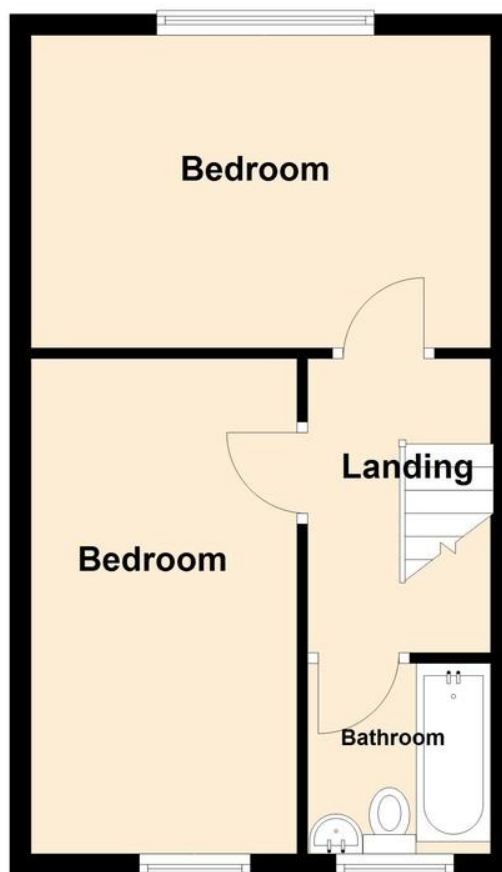
## Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 sq. feet)

Regulated by RICS

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