

Ist Call

SALES AND LETTINGS



Fairmead Avenue, Westcliff-On-Sea, SS0 9RZ

£220,000

No onward chain with this extremely spacious two bedroom apartment occupying the whole of the top floor of this purpose built development. Offering a 21'6 lounge/ diner, 18'3 fitted kitchen, two double bedrooms and a modern bathroom the property also benefits from an allocated off street parking space. With double glazing and gas central heating the property is situated within a short stroll of Chalkwell Park and within easy access of Chalkwell rail station and the seafront. An internal viewing is the only way to appreciate the size and quality of the accommodation on offer.

Accommodation Comprising

Front door leading to enclosed entrance lobby with security entryphone system providing access to communal entrance with staircase to second floor landing. Own front door to...

Entrance Hall

Radiator, security entryphone handset, loft access, doors off to...

Lounge/ Diner 21'6 x 17'2 max overall (6.55m x 5.23m max overall)



Range of double glazed windows to front and side aspects, radiator, built in cupboard housing gas central heating & hot water boiler, door to...



Kitchen 18'3 x 8'6 < 5'11 (5.56m x 2.59m < 1.80m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker, space and plumbing for washing machine and slimline dishwasher, tiled splashbacks and flooring, radiator, double glazed window to rear...





Bedroom 1 14' x 9'9 plus window recess (4.27m x 2.97m plus window recess)



Double glazed window to front, radiator, laminate wood flooring...



Bedroom 2 11'1 x 8'7 plus window recess (3.38m x 2.62m plus window recess)



Double glazed window to rear, radiator...

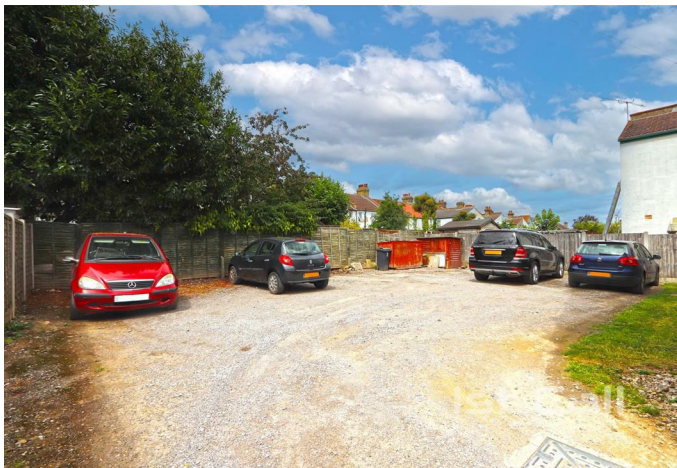


Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C, heated towel rail, fully tiled walls and flooring, extractor fan...

Externally



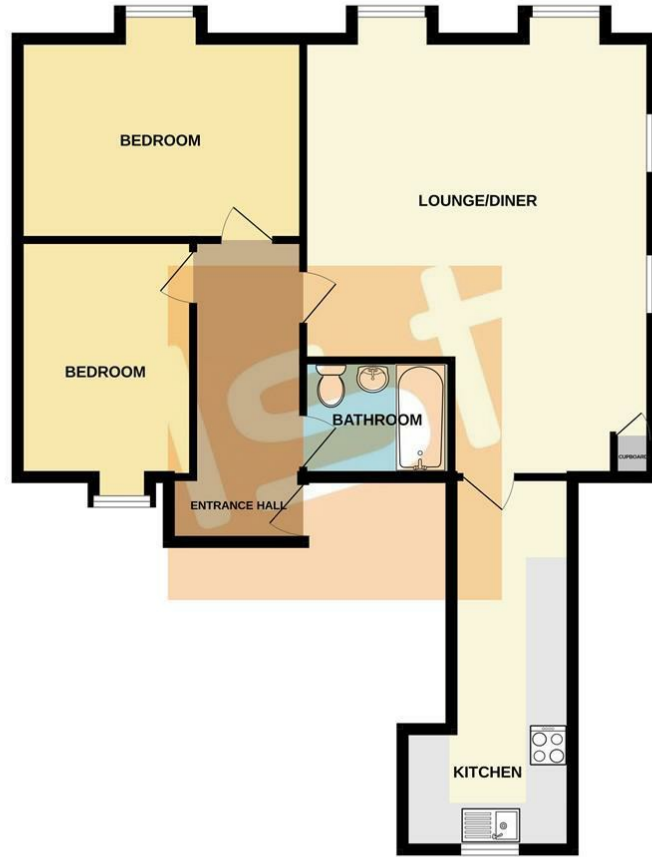
Allocated parking space within residents car park to rear, further visitors spaces...

Leasehold Information

We understand that the lease is currently being extended to provide 151 years remaining term with no Ground Rent. The annual Service Charge equates to £2454.02 and includes the Buildings Insurance, cleaning of the communal areas, gardening and communal electric use, etc...

Floor Plan

SECOND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

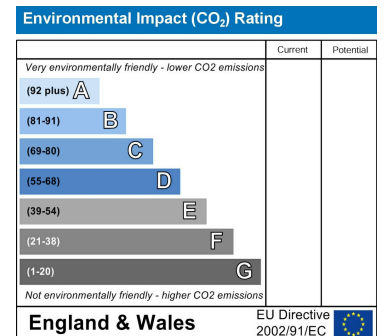
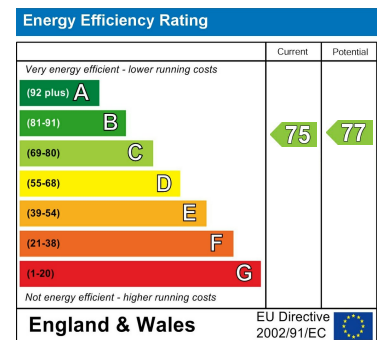


TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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