

Ist Call

SALES AND LETTINGS



Elderton Road, Westcliff-On-Sea, SS0 8AG

Offers Over £130,000

Flat 3, 15 Elderton Road, Westcliff on Sea, SS0 8AG

We are acting in the sale of the above property and have received an offer of £125,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**** CASH BUYERS ONLY DUE TO LOW REMAINING LEASE TERM (59 Years) **** Offered with no onward chain this one bedroom first floor flat is situated in a great location being close to the Palace Theatre, the shopping facilities of Hamlet Court Road and Westcliff rail station. Needing modernisation the property offers great potential to add value making it an ideal opportunity for investors or as a rental investment. With a 12'11 lounge, double bedroom, kitchen and bathroom, the property further benefits from double glazed windows and gas central heating.

Accommodation Comprising

Front door with security entryphone system providing access to communal entrance hall with stairs to first floor landing. Own front door to...

Entrance Hall

Radiator, loft access, fitted storage cupboard, doors off to...

Kitchen 9'8 x 5'9 (2.95m x 1.75m)



Stainless steel sink unit with toning roll edged working surfaces, space for appliances, wall mounted cupboard, breakfast bar, wall mounted gas central heating & hot water boiler (not tested), tiled splashbacks, double glazed window to front...

Lounge 12'11 x 11'11 into bay (3.94m x 3.63m into bay)



Double glazed bay window to front, additional double glazed window to side, radiator...



Bedroom 12'3 x 12'11 (3.73m x 3.94m)



Two double glazed windows to side, radiator...



Bathroom 8'11 x 5'9 < 3'8 (2.72m x 1.75m < 1.12m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, obscure double glazed window to side...

Leasehold Information

Remaining Lease term - 59 years

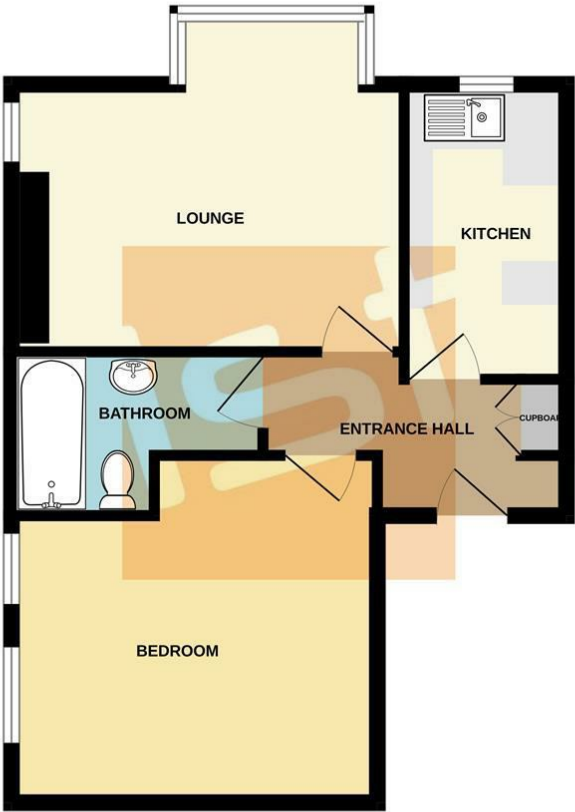
Annual Ground Rent: £50.00

Annual Service Charge: £1326.10

Managing Agent: Reed Block Management

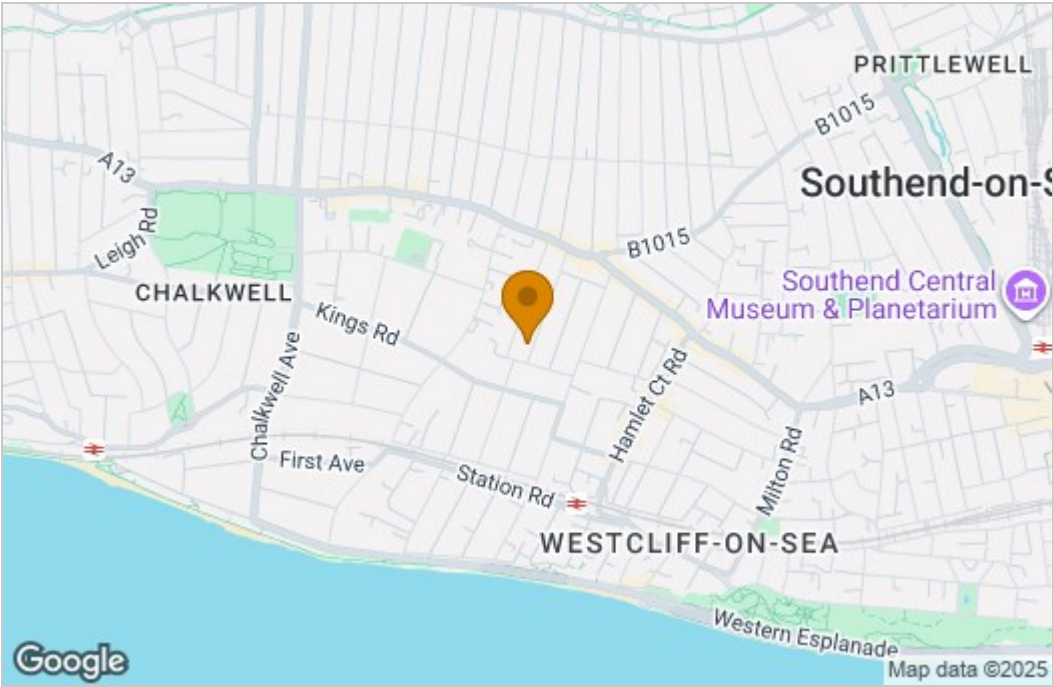
Floor Plan

FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

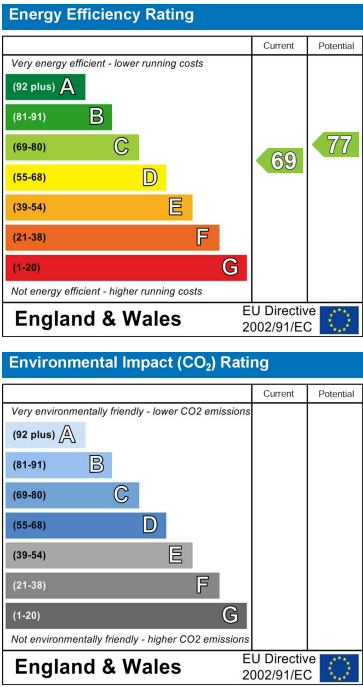


TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.