

home.



£175,000

Park Road, Westcliff-On-Sea

Flat 2, 48 Park Road, Westcliff-On-Sea, Essex, SS0 7PQ

Home Estate Agents are excited to bring to market this excellent one bedroom ground floor flat in the Westcliff-on-Sea, featuring a large lounge, spacious double bedroom, three piece bathroom suite and off road parking for one car.



Situated on Park Road, Westcliff On Sea, this spacious property is set within an attractive period building in the Milton Conservation area, therefore being within easy reach of the beach and mainline railway station giving direct access to London Fenchurch Street.

Accommodation Comprises;

The property is approached via a communal area with private door leading to:

Hallway

Wooden flooring, picture rail, storage cupboard. Doors to:

Lounge 16'8 x 11'11

Wooden flooring, sash bay window to front with fitted blinds, coved cornice, skirting, picture rail, radiator, ceiling lights.

Kitchen 10'3 x 6'4

Tiled flooring, double glazed obscure window to side, range of wall and base units with complimentary work surfaces, stainless steel sink and drainer with mixer tap, integrated induction hob with extractor over, integrated oven and microwave, space for dishwasher, fridge, freezer and washing machine, wall mounted boiler, ceiling lights, skirting.

Bedroom 12'1' x 8'9

Wooden flooring, window to rear with fitted blinds, ceiling light, skirting, radiator.

Bathroom

Tiled flooring and walls, double glazed obscured window to rear, panelled bath with taps, shower over and screen, pedestal wash hand basin with mixer tap, WC, towel rail.



inspections and general property maintenance)

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



Externally

Communal Gardens

The apartment has access to communal gardens at the rear which are laid to lawn.

Parking

The property benefits from one allocated parking space.

Lease Information

Lease 123 years remaining
Ground Rent: £120 Per Annum
Service Charge £1665 Per Annum (includes - communal cleaning, communal electrics, building insurance, gardening, fire safety)



£175,000 Leasehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
 A

TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements
 PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.