

home.

£290,000

First Avenue, Westcliff-On-Sea

9 Malby Lodge First Avenue, Westcliff-On-Sea, Essex, SS0 8HS

Home Of Leigh are excited to offer for sale this spacious two bedroom first floor apartment which is located in a popular residential location within walking distance of Chalkwell Beach and both Westcliff & Chalkwell railway station giving direct access to London Fenchurch Street.

The accommodation comprises; entrance hall, a large south facing lounge & dining area which is semi open plan to a fitted kitchen, two bedrooms both with fitted wardrobes and a three piece bathroom suite.

Externally the property benefits from well maintained communal gardens to the rear along with allocated parking for one vehicle and a single garage.

Situated in a fantastic spot, just off Chalkwell Avenue this sizeable apartment is within walking distance of both the beach and mainline railway station, giving direct access to London Fenchurch Street as well a short stroll to Leigh Road & Broadway shopping facilities, bars, restaurants and cafés.



Accommodation Comprises:

The property is approached via secure entry phone system into communal areas with stairs to all floors and a further personal door to:

Entrance Hall: 12'8 x 7'6 (max)

A great size hall which is carpeted, built-in airing cupboard, further storage cupboards - one housing a floor standing boiler, coved ceiling, doors to:

Lounge/Diner: 22'10 x 17'9

A great size room with double glazed windows to front aspect, wood flooring, coved ceiling, three radiators, open plan to:

Kitchen: 11'3 x 8'8

The kitchen is fitted to include a modern one and quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven and hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and dishwasher, tiled flooring.

Bedroom One: 13'10 x 11'3

Double glazed window to rear aspect, carpeted, extensive range of fitted wardrobes and matching drawers, radiator.



Parking Facilities:

The property also benefits from a single garage and additional allocated parking for one vehicle.

Lease Information:

The property is being sold with a share of the Freehold. There are 150 years remaining on the lease. No ground rent payable. Service charge is £1,722 p/a.

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



Bedroom Two: 9'7 x 9'3 (plus depth of wardrobe)

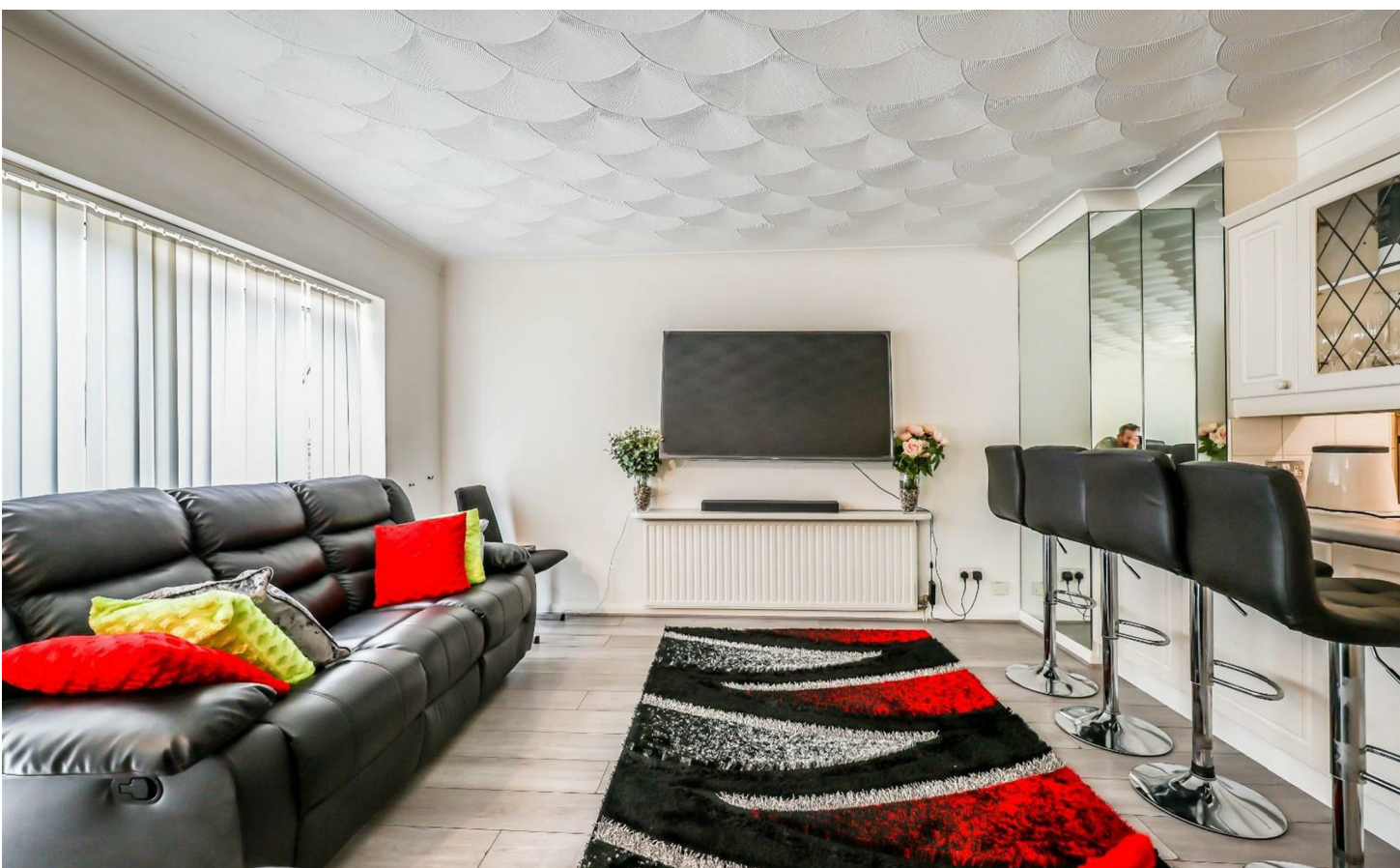
Double glazed window to rear aspect, carpeted, range of fitted wardrobes to the expanse of one wall, radiator.

Bathroom: 9'3 x 8'2 (max)

Three piece suite comprising; bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity unit beneath, further fitted storage cupboards, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Externally:

The property benefits from communal gardens to the rear.



£290,000 Leasehold

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

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.

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			
(39-54) E		48	65
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	