

home.

PRICE GUIDE

**£315,000**

Palmeira Mansions, Palmeira Avenue, Westcliff On Sea



### 3 Palmeira Mansions, Palmeira Avenue, Westcliff On Sea, Essex, SS0 7RW

Home Estate Agents are delighted to offer for sale this fantastic one bedroom apartment in Palmeira Mansions, located on the prestigious Palmeira Avenue in Westcliff On Sea, Essex. This charming property boasts estuary views from the lounge, open plan kitchen/diner and bedroom as well as having a modern bathroom with large walk in shower.

Situated in a prime location, this flat is ideal for those seeking a comfortable and convenient lifestyle. Whether you're a first-time buyer, downsizing, or looking for a lucrative investment opportunity, this property has much to offer.



#### Entrance Via

Communal door into:

#### Communal Hallway

Staircase leading to first floor. Private entrance door into:

#### Hallway

Original stained glass lead light double doors and stained glass lead light window to side, coving cornice, picture rail, storage cupboard, radiator and tiled flooring. Doors to:

#### Lounge 17'9 x 11'7

Bay Sash window with French doors leading onto balcony offering estuary views, ornate coving cornice, picture rail, feature fireplace with granite hearth, radiator and laminate flooring.



### **Bedroom 17'9 x 12'1**

Bay window and French doors to front leading onto balcony offering estuary views, ornate coving cornice, picture rail, fitted wardrobes, radiator and wood flooring.

### **Bathroom**

Inset spotlights, large walk in shower, pedestal wash hand basin, low level WC, storage cupboard housing plumbing for washing machine, part tiled walls and tiled flooring.

### **Externally**

Balcony offering amazing estuary views.

### **Lease Information**

Lease 159 years remaining

Ground Rent: £50 Per Annum

Service Charge: Approx £1,360 Per Annum

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

### **Agents Note**

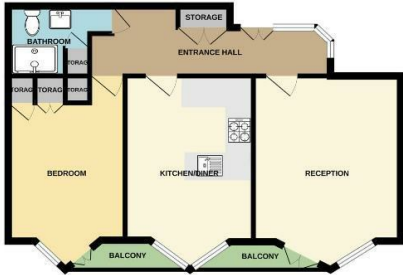
The vendor has advised that the exterior of the building had renovation done in May 2024. Tenant in situ.



### **Kitchen Diner 17'9 x 11'4**

Bay Sash windows offering estuary views, ornate coving cornice, picture rail, modern base, drawer and cupboard units with matching eye level wall cabinets and granite worksurfaces, stainless steel sink and mixer taps, integrated Siemens induction hob with extractor over, fridge freezer, dishwasher and combination microwave oven, wine cooler, space for dining table, radiator and tiled flooring.





# Price Guide £315,000 Leasehold

HOME - The Estate Agent of Leigh  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.