MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

London Road, Westcliff-On-Sea

Morgan Brookes believe - This fantastic first floor apartment situated a stones throw from Chalkwell Park and close to local amenities offers an excellent opportunity to both first time buyers or a buy to let investor! The property features a superb kitchen with integrated appliances, three piece bathroom suite, gas central heating and parking to the rear!

Our Sellers love - That the property is situated in Westcliff-On-Sea, providing great access to Chalkwell Park, Westcliff and Chalkwell mainline train stations, local shops and amenities.

Key Features

- Modern First Floor Apartment.
- One Double Bedroom.
- Excellent Size.
- Intercom Entrance System.
- Allocated Parking.
- Close To Mainline Train Station.
- Monthly Rental Income £900 pcm.
- Call Morgan Brookes Today.

Guide Price £160,000 - £180,000

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London Road, Westcliff-On-Sea

Communal Entrance
Glass paneled door leading to communal hallway.

Communal Hall
Stairs leading to first floor accommodation, doors leading to:

Entrance
Wooden paneled door leading to:

Entrance Hall
Intercom entry system, built in storage area, smooth ceiling, carpet flooring, doors leading to:

Living Room
14' 7'' x 12' 5'' (4.44m x 3.78m)
Double glazed window to front aspect, radiators, smooth ceiling, carpet flooring, opens to:

Kitchen
8' 3'' x 6' 8'' (2.51m x 2.03m)
Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor fan over, fitted oven, integrated fridge/freezer, integrated washing machine, wine rack, wall mounted boiler, smooth ceiling, wooden flooring.

Bedroom
11' 9'' x 9' 4' nt 7' 9' (3.58m x 2.84m)
Double glazed windows to front aspect, radiator, smooth ceiling, carpet flooring.

Bathroom
8' 1'' x 5' 9'' (2.46m x 1.75m)
Panelled bath with raised shower system, shower screen, wash hand basin, low level W/C, tiled walls & flooring, smooth ceiling incorporating inset downlights.

Parking
Parking to the rear of the property.

Communal Courtyard
Communal Courtyard is to rear of property.

Additional Information
Lease length: 117 Years Approx.
Service Charge: £1120.16 PA
Ground Rent: £200.00 PA (TBC)

GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

MORGAN BROOKES
TOTAL FLOOR AREA : 406 sq.ft. (37.8 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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Local Authority Information
Southend-on-Sea City Council
Council Tax Band: B

01268 755626 **morganbrookes.co.uk**

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.