



## Electric Avenue

Westcliff-on-Sea

- GROUND FLOOR FLAT
- ONE BEDROOM
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT



## Guide Price £170,000

A well presented one bedroom ground floor flat with a private rear garden, new long lease and no onward chain.





Hair & Son are pleased to market this one bedroom ground floor flat in Electric Avenue. The location provides easy access to nearby amenities, and it is a popular residential location.

The property is well presented throughout with new carpets laid to the living room and bedroom. The living room is at the front of the flat and offers fantastic natural light which is enhanced by the bay window.

The hallway leads down to the bedroom, separate w/c, small reception room, bathroom and kitchen to the direct rear.

The fitted kitchen comes with a range of base and eye level units and provides direct access into the private rear garden. The garden is a mixutre of an immediate decking area and then grass laid to lawn.

The property is offered to the market with vacant possession, therefore no onward chain.



A new lease is set to be given upon completion.

An option to buy the property with the existing low lease is given to cash buyers only at a reduced cost.

**HALL**

17' 2" x 2' 4" (5.23m x 0.71m)

**LIVING ROOM**

14' 6" x 10' 8" (4.42m x 3.25m)

**BEDROOM**

11' 3" x 10' 2" (3.43m x 3.1m)

**WC**

**RECEPTION ROOM**

5' 9" x 5' 8" (1.75m x 1.73m)

**BATHROOM**

**KITCHEN**

12' 5" x 9' 8" (3.78m x 2.95m)

**GARDEN**

**TENURE**

LEASE - NEW LEASE ON COMPLETION

EPC – BAND C

COUNCIL TAX - A

GROUND RENT - £25 PER ANNUM

SERVICE CHARGE - TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)

Regulated by RICS

t. 01702 34 11 77

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**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

