



# FOR SALE

**Ramuz Drive,  
Westcliff-On-Sea SS0 9JN**

Asking Price £160,000 Leasehold Council Tax Band - A

1  1  1  462.85 sq ft

- One Bedroom Flat
- First Floor Flat
- Short Walk To All Amenities
- No Onward Chain
- Gas Central Heating And Double Glazing
- Newly Laid Carpets and Decor
- Three Piece Bathroom Suite
- Call Now To Arrange A Viewing
- Ideal For First Time Buyers or Investors
- Close to Chalkwell Park

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

**\*NO ONWARD CHAIN\***

This property presents an excellent opportunity for both first-time buyers and investors, as it is offered with no onward chain and currently has a tenant who will be vacating at the end of their contract.

Upon entering the first floor flat, you will find a good sized lounge that provides a comfortable space for relaxation and entertaining. Other features include a spacious bedroom, kitchen with a built in oven, and a three piece bathroom suite. The property benefits from double glazing throughout, ensuring a warm and quiet environment, while the gas central heating adds to the overall comfort.

Situated in a convenient location, this flat is in close proximity to Southend Hospital, which is beneficial for healthcare professionals or those seeking easy access to medical facilities and is not too far from good routes in and out of Southend.

This property is a fantastic opportunity to secure a lovely flat in a sought-after area, combining comfort, convenience. Do not miss the chance to make this flat your new home or investment.

## Measurements

Landing 9'9 x 6'5 (2.99m x 1.96m)

Bathroom 7'9 x 6'5 (2.37m x 1.97m)

Bedroom 13'2 x 8'9 (4.02m x 2.67m)

Kitchen 8'0 x 6'4 (2.45m x 1.94m)

Lounge 14'9 x 9'11 (4.50 x 3.04)

## Interior

With its own private front door and internal stairs leading to the first floor. This property offers a three piece bathroom suite, double bedroom, kitchen fitted with wall and base units and integrated oven and hob and large lounge/diner. Each room provides warmth with double glazed windows and gas central heating.

## Exterior

Footpath leading from the pavement to a private front door. There is no further outside space provided with this property

## Location

Situated perfectly in the heart of Westcliff on Sea. with only a short stroll to London Road, the property is ideally situated to good schools and Southend hospital. You are only a few minutes from Chalkwell park providing lots of outdoor space.

## Tenure

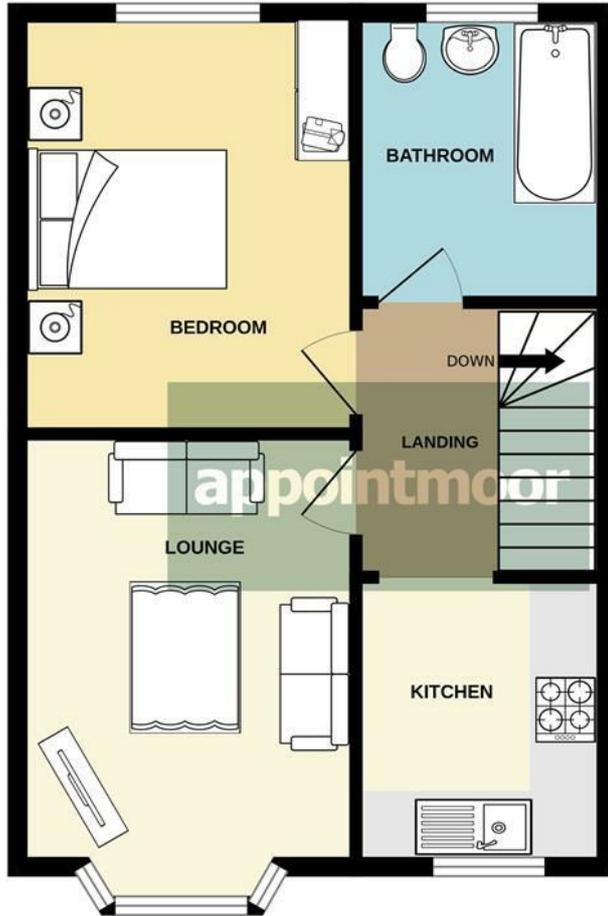
Leasehold

Ground rent - £50

Service fee - £285

Lease length – 153 years 6 months





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.  
Made with Metropix 62025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

-  [facebook.com/appointmoor](https://facebook.com/appointmoor)
-  [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
-  [twitter.com/appointmoor](https://twitter.com/appointmoor)
-  [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)