



**Ronald Park Avenue**

**Westcliff-on-Sea**

**£175,000**

Guide Price



\* £175,000 - £185,000 \* No onward chain\* A charming ground floor flat offering a bay fronted lounge/diner, one double bedroom and direct access to a west facing garden. Ideally positioned close to amenities, transport links and popular parks.

- Well Presented Ground Floor Flat With No Onward Chain
- Bay Fronted Lounge/Diner
- Fitted Kitchen Area
- Lobby/Utility Space
- Three Piece Bathroom
- Spacious Double Bedroom
- West Facing Private Garden
- Double Glazing
- Gas Central Heating
- Close To Transport Links



# Ronald Park Avenue



This well-presented ground floor flat welcomes you with an entrance hall that leads into a bright bay fronted lounge/diner. The property features a fitted kitchen, along with a useful lobby/utility area that provides access to a three piece bathroom. There is a spacious double bedroom, while the highlight of this home is the direct access to a private west facing garden, perfect for enjoying the afternoon and evening sun. Further benefits include double glazing and gas central heating throughout.

Conveniently located on Ronald Park Avenue, this property sits within easy reach of local amenities, Southend Hospital, Chalkwell Park, bus links and nearby train lines, making it ideal for commuters and those seeking a well-connected position close to everyday conveniences.

## **One Bedroom Ground Floor Flat**

### **Entrance Hall**

### **Lounge/Diner**

16'1 x 12'3

### **Kitchen**

12'9 > 7'3 x 8'5

### **Bedroom**

11'7 x 10'2

### **Bathroom**

9'6 x 5'5 > 2'6

### **West Facing Garden**

### **Agents Notes**

Council Tax Band: A

Lease Length: 105 Years

Ground Rent: £300 pa

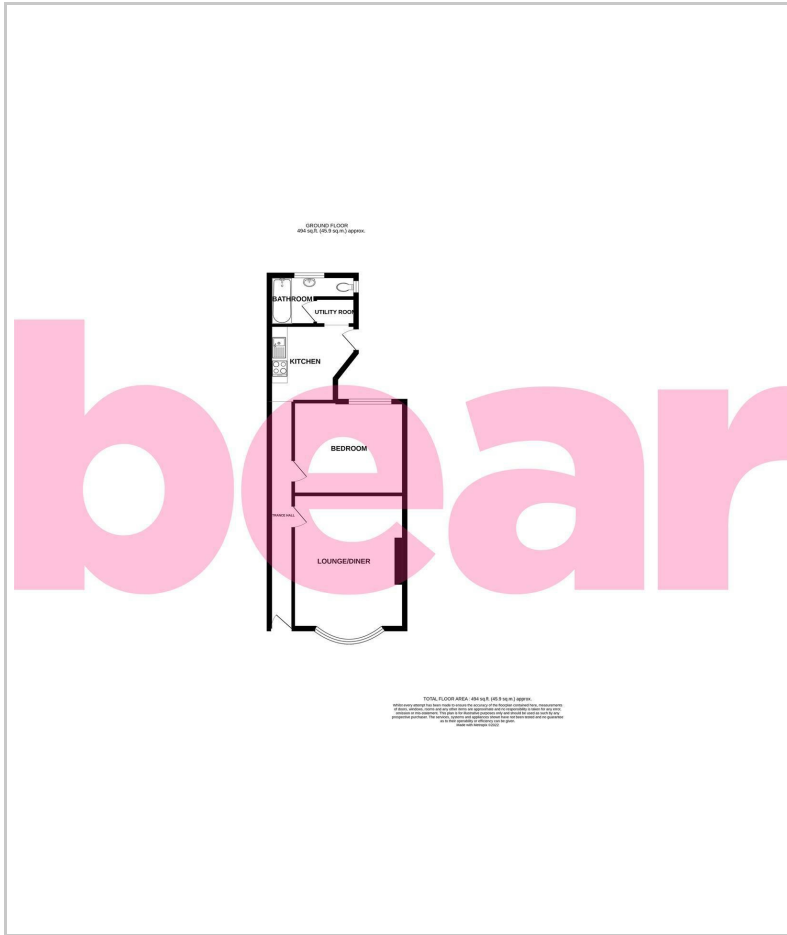
Service Charge: Self-Repairing

Building Insurance: Private Arrangement

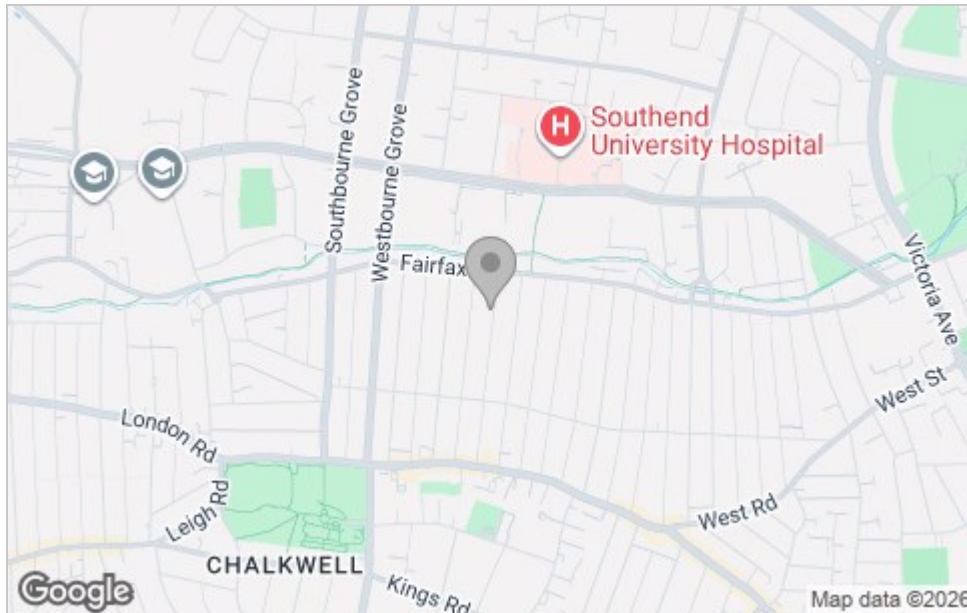
# Westcliff-on-Sea



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	