



PARK ROAD

WESTCLIFF-ON-SEA, SS0 7PE

GUIDE PRICE £155,000

LEASEHOLD

** NO ONWARD CHAIN - PRIVATE OFF-STREET ALLOCATED PARKING TO REAR * MILTON CONSERVATION AREA - DELIGHTFUL ONE BEDROOM FIRST FLOOR FLAT IN A CHARACTERFUL BUILDING ON THE BORDERS OF WESTCLIFF AND SOUTHEND. BOASTING LIGHT FILLED ACCOMMODATION WITH ULTRA HIGH CEILINGS AND A FANTASTIC LOCATION CLOSE TO AMENITIES AND TRAVEL LINKS ALIKE - GUIDE PRICE £155,000-£170,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

PARK ROAD

- One bedroom first floor flat in Milton conservation area
- Sold with no onward chain
- Long remaining lease in excess of 150 years
- Private allocated off-street parking
- Accommodation flooded with natural light
- High ceilings throughout
- Wonderful central location close to amenities
- Within easy reach of train lines servicing Central London
- Close proximity of Seafront
- View today!



Situated on the borders of Westcliff-on-Sea and Southend-on-Sea, this well-presented one bedroom first floor flat offers an excellent opportunity for first-time buyers, investors or those looking to commute into Central London. The property benefits from a long lease in excess of 150 years, private allocated off-street parking and is offered with no onward chain, making it an attractive and straightforward purchase.

Internally, the home is well maintained and provides bright and comfortable living accommodation throughout. There is a good-sized lounge, a fitted kitchen, a double bedroom, and a three piece bathroom, which are all presented in fantastic condition

The location is particularly convenient, being within close proximity to local amenities, the seafront, and mainline train stations providing direct links into Central London, making it ideal for commuters.

An early viewing is highly recommended to fully appreciate the accommodation and location on offer.

One bedroom first floor flat

Entrance hallway

Lounge

Kitchen

Bedroom

Bathroom

Off-street parking

Agents Note

The current lease has some 153 years remaining. There is no ground rent and the service charge is £1,080.00 which includes buildings insurance.

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOFIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

RP & C Estate Agents
 15 Nelson Street
 Southend On Sea
 SS1 1EF

01702 844984
 info@rpcestateagents.co.uk
 www.rpcestateagents.co.uk

