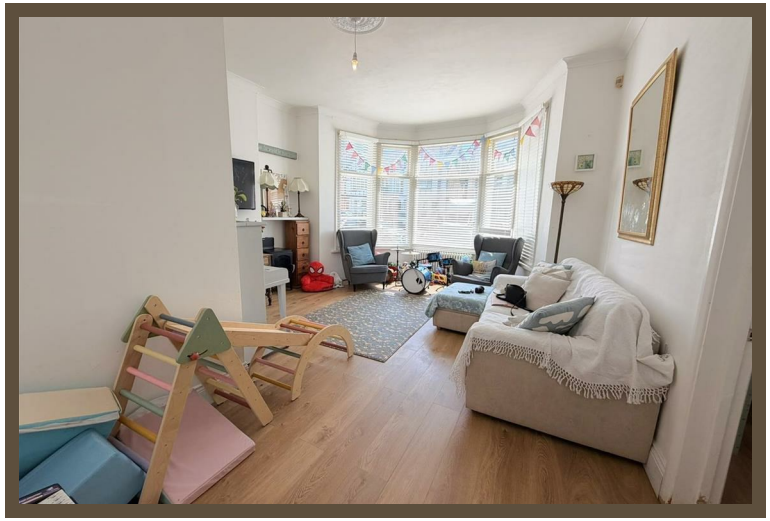
SCOTT &
STAPLETON

PALMERSTON ROAD

Westcliff-On-Sea, SS0 7TA

Offers In Excess Of £200,000



PALMERSTON ROAD

£200,000

WESTCLIFF-ON-SEA, SS0 7TA

Scott & Stapleton are delighted to offer for sale this exceptionally spacious ground floor apartment situated in a sought after location just yards from Chalkwell seafront.

This fabulous property is extremely well presented with all rooms having very high ceilings & accommodation including a large lounge with bay window, 14'1" x 13'9" kitchen/diner, huge double bedroom with fitted wardrobes & modern fitted bathroom.

There are also the added bonuses of an allocated parking space, well tended communal gardens with direct access & a long lease.

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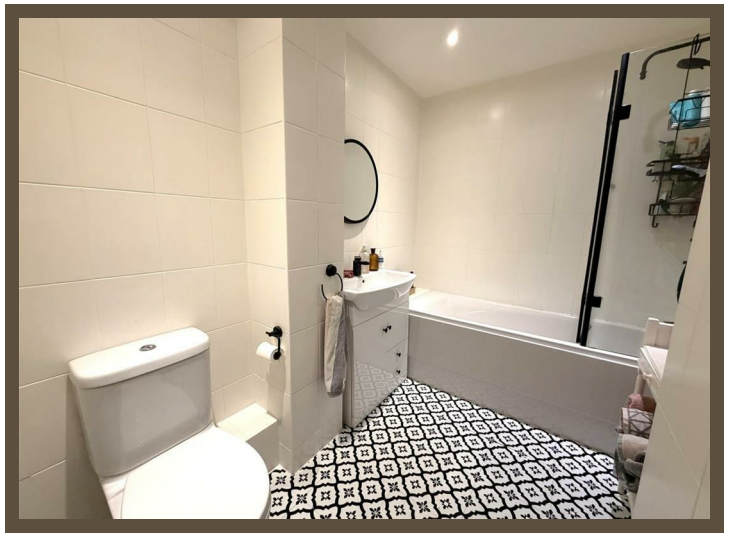
Located just a few minutes walk from Westcliff on Sea railway station & Hamlet Court Road shopping facilities. Offered with no onwards chain this is a great opportunity to purchase a larger than average ground floor flat in a convenient location. An early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises
Communal entrance hall with intercom leading to communal entrance. Personal door leading to entrance hall.

Entrance hall
2.8 x 1.1 (9'2" x 3'7")
Laminate flooring, coved ceiling, intercom.

Lounge
5.2 max x 4.5 (17'0" max x 14'9")
Large, bright room with high ceilings. Large bay window to front, laminate flooring, cast iron fireplace. Door to kitchen/diner.

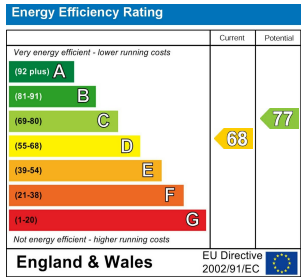
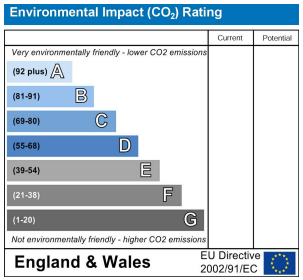
Kitchen/diner
4.29 x 4.19 (14'0" x 13'8")
Window to front plus further large bay window to front. Range of base & eye level units with matching drawer unit. Integrated stainless steel electric oven with separate gas hob & extractor fan. Spaces for washing machine & fridge/freezer, roll edge worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted Worcester combination boiler (not tested), laminate flooring, radiator, coved ceiling with ceiling rose.

Bedroom
4.5 x 4.4 (14'9" x 14'5")
UPVC double glazed door to rear on to communal gardens, further UPVC double glazed windows to rear. Large range of built in wardrobes to one wall, vertical cast iron radiator, laminate flooring.

Bathroom
2.7 x 1.5 increasing to 1.8 (8'10" x 4'11" increasing to 5'10")
Luxury white suite comprising of panelled bath with mixer tap & shower attachment, low level WC & large wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, heated towel rail, ceiling spotlights extractor fan.

Externally
The property benefits from an allocated off street parking space to the front. There is also direct access tp the well tended, west backing communal gardens.

Lease information
The vendor informs us of the following:
Original 199 year lease from 1977 with 150 years remaining.
Annual service charge approx. £1,000.
Annual buildings insurance charge approx. £900.

GROUND FLOOR

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