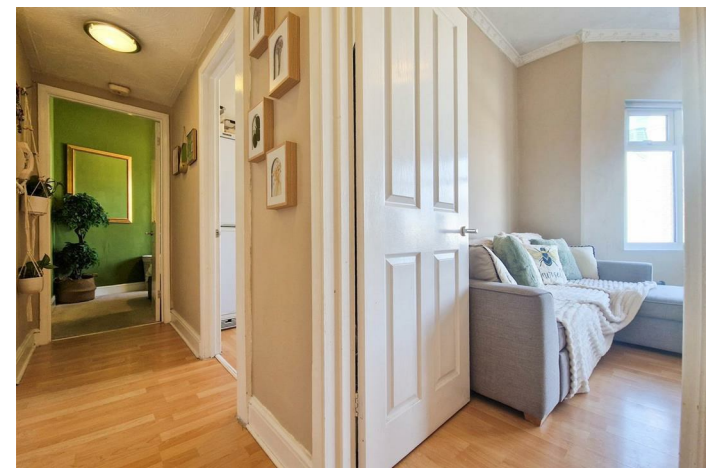
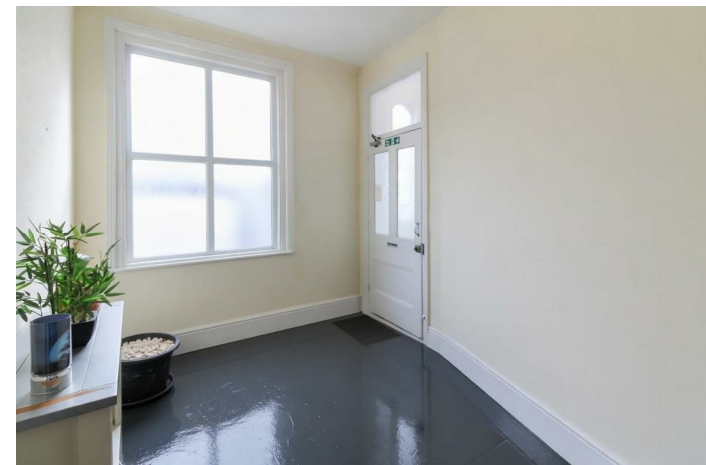




014 PARK ROAD
WESTCLIFF-ON-SEA, SS0 7PE

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

014 PARK ROAD

- One bedroom first floor flat in Milton conservation area
- Sold with no onward chain
- Long remaining lease in excess of 150 years & no ground rent
- 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 airy living spaces throughout. There is a good sized lounge, a fitted kitchen with extra overhead storage, a double bedroom, and a three piece bathroom, which are all presented in fantastic condition.

This ultra convenient location is within close proximity to all local amenities including the seafront, and two major rail links serving both London's Liverpool & Fenchurch Street lines.

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

One bedroom first floor flat

Entrance hallway

Lounge 13'3 x 11'11

Kitchen 10'6 x 6'5

Double Bedroom 14' x 7'2

Bathroom/WC

Off Street Parking

There is an allocated parking space to the rear. Access adjacent to the building.

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.

014 PARK ROAD





014 PARK ROAD

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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