



Westbourne Court, Westbourne Grove, Westcliff-On-Sea, Essex, SS0 9TZ
2 bedroom first floor flat / O.I.E.O £200,000 / t. 01702 555888

amos

Set in a highly convenient location, this well-presented first floor **two bedroom** flat offers spacious accommodation throughout. The property features two generously sized double bedrooms, a large and inviting lounge/diner, a well-appointed fitted kitchen and three piece bathroom suite. Additional benefits include a garage and external storage space.

Further advantages include gas central heating via a combination boiler, a long lease of approximately 100 years and reasonable annual service charges.

Ideally positioned within easy reach of local shops, amenities, schools and Southend Hospital, the property also enjoys excellent transport links nearby. Competitively priced, this spacious flat represents an excellent opportunity and early viewing is highly recommended.

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Highlights

- \ **Spacious Two Double Bedroom First Floor Flat**
- \ **Large Lounge/Diner**
- \ **Well Fitted Kitchen**
- \ **Three Piece Bathroom Suite**
- \ **100 Years Remaining On Lease**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Garage & Storage Facility**
- \ **Reasonable Annual Charges**
- \ **Popular Location**
- \ **Easy Reach Of Shops, Schools & Transport Links**
- \ **Southend Hospital Close By**
- \ **EPC Rating – C**
- \ **Council Tax Band – B**



Communal entrance door opening to communal hallway with stairs leading to first floor, private entrance door to entrance hall.

**Entrance Hall **

UPVC double glazed window to side, fitted carpet, radiator, power point, smooth plastered ceiling, storage cupboard, doors to accommodation off.

**Lounge/Diner 15'4 x 11'4 **

UPVC double glazed window to side, fitted carpet, radiator, power points, smooth plastered ceiling, TV point.

**Kitchen 9'11 x 7'10 **

Well fitted kitchen comprising sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring induction hob with extractor over, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, power points, wood effect flooring, smooth plastered ceiling, UPVC double glazed window to side, wall mounted Glow Worm combination boiler.

**Bedroom One 11'10 x 11'4 **

UPVC double glazed window to side, fitted carpet, power points, smooth plastered ceiling, radiator, fitted wardrobes.

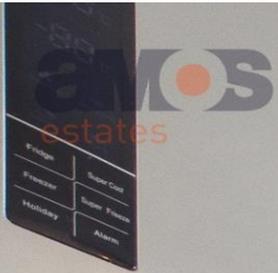
**Bedroom Two 10'11 x 9'11 **

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom 7'5 x 7'4 **

Three piece suite comprising panelled bath with chrome controls and shower over, pedestal wash basin with chrome mixer tap, push button WC, UPVC double glazed window to rear, tiled walls, radiator, smooth plastered ceiling, extractor.







Garage & Storage \

The property benefits from a garage within a block with double doors to front and a further outside storage facility.

Lease Info \

150 years from 25 March 1976 therefore approximately 100 years remaining. We are advised the service charge is approximately £460 every six months and the ground rent is approximately £100 per annum





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