





FLEETWOOD AVENUE

WESTCLIFF-ON-SEA, SS0 9RA

OFFERS IN EXCESS OF £210,000

LEASEHOLD

** CLOSE TO CHALKWELL PARK - SELF CONTAINED TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE SECTION OF GARDEN, 116 YEAR LEASE AND MINIMAL SERVICE CHARGES - GREAT SIZE LOUNGE/DINER & LOFT SPACE - GUIDE PRICE £200,000 - £210,000 **

RP&C.

RICKY, PLANT & CHEN-PORTER

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• Self contained two bedroom first floor apartment • Minimal onward chain (seller is suited) • Long remaining lease term 116 years & minimal ground rent & service charges • Private section of rear garden - beautifully screened with mature trees • Good sized living accommodation & loft space • Double glazing & gas central heating • Wonderful location close to a wealth of amenities including c2c rail links • Close to Chalkwell Park • Incredible first time/investment purchase • We urge interested applicants to view without delay





Two bedroom self contained first floor flat

RP&C Estate Agents are delighted to offer for sale this attractive self contained two bedroom first floor flat, ideally situated within a popular residential location in Westcliff on Sea.

The property offers well proportioned accommodation throughout, beginning with a welcoming and generously sized landing area, complete with useful loft access. There are two bedrooms, a modern fitted kitchen and a contemporary bathroom suite, providing comfortable and practical living.

The real highlight of the property is the lovely sized lounge diner, boasting an attractive feature bay window that creates a wonderful sense of space and natural light. This inviting reception room offers an ideal setting for both relaxing and entertaining.

Externally, the property benefits from its own private rear garden, providing a valuable outdoor space to enjoy during the warmer months. On street parking opportunities are also available nearby.

An additional selling point is the impressive lease length of approximately 116 years remaining, together with minimal ground rent and service charges, making this an appealing prospect for first time buyers, downsizers and investors alike.

Conveniently positioned for local shops, great c2c transport links, green spaces and the beautiful seafront, the property offers a fantastic opportunity to enjoy everything Westcliff has to offer.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and excellent potential on offer.

Self contained entrance

Own front door to the hallway, stairs lead to:

Spacious Landing

Loft access.

Lounge/diner 16'8 x 12'5

Kitchen 11'1 x 5'6

Bedroom one 13'2 x 9'9

Bedroom two 11'3 x 7'5 max

Bathroom/WC 7'6 x 3'9

Private rear garden

The garden is laid to artificial lawn. There is an array of shrubs and trees giving privacy. Fencing to boundaries, shed to remain.

On street parking

There are on street parking opportunities.

Agents Note

The lease has 116 years remaining. The ground rent is £50 per annum. The service charge is £100 per annum.

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ADDITIONAL INFORMATION

Local Authority – Southend on sea

Council Tax – Band A

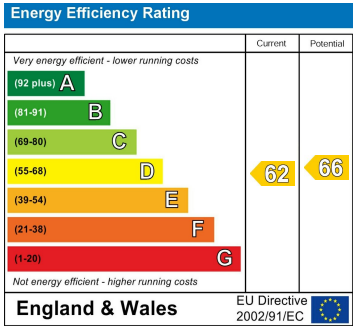
Viewings – By Appointment Only

Floor Area – 592.00 sq ft

Tenure – Leasehold







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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