



HAMLET COURT ROAD

WESTCLIFF-ON-SEA, SS0 7EX

£130,000
LEASEHOLD

** BRIGHT & AIRY RETIREMENT APARTMENT JUST A STONES THROW FROM THE SEAFRONT AND HAMLET COURT SHOPPING PARADE - LIFT SERVICE TO ALL FLOORS AND HEALTHY LEASE - NO ONWARD CHAIN - GUIDE PRICE £130,000-£140,000 **

RP&C.
RICKY, PLANT  CHEN-PORTER

HAMLET COURT ROAD

- Fantastic location perfect for Hamlet Court shopping parade
- Popular retirement complex for the over 60's
- Third floor apartment with double bedroom and fitted wardrobes
- Bright & airy throughout
- Entrance hallway with impressive size storage cupboard
- Modern shower room/WC
- Lounge & fitted kitchen
- Residents lounge, laundry room and parking
- 125 year lease from 2004
- No onward chain



RP&C Estate Agents are delighted to offer for sale this bright and well-presented third-floor retirement apartment, ideally situated within a well-maintained development just a short stroll from the popular Hamlet Court Road shopping parade. Accessed via both lift and staircase, this spacious apartment offers comfortable and low-maintenance living throughout. The accommodation comprises a welcoming entrance hallway with a large built-in storage cupboard, a generous double bedroom benefiting from mirrored fitted wardrobes, a bright and airy living room leading through to a fitted kitchen, and a modern shower room.

Perfectly positioned for convenience, the property is within easy walking distance of the vibrant Hamlet Court Road, offering an excellent selection of cafés, restaurants, supermarkets, pharmacies, banks and independent retailers. Westcliff railway station is also close by, providing direct services into London Fenchurch Street, making it ideal for visiting family and friends, while regular bus routes offer excellent transport links throughout Southend and the surrounding areas. The beautiful Westcliff seafront, Cliff Gardens and Southend city centre are all within easy reach, providing pleasant coastal walks, leisure facilities and further shopping and dining opportunities.

The development itself enjoys well-maintained

communal gardens, creating an attractive and peaceful environment for residents, and the apartment is offered with approximately 103 years remaining on the lease, providing peace of mind for prospective purchasers. Combining a sought-after location with spacious accommodation and excellent nearby amenities, this property represents an excellent opportunity for those seeking an independent retirement lifestyle in the heart of Westcliff-on-Sea. Early viewing is highly recommended.

Communal Hallway

Lift service and stairs to all floors.

Entrance Hallway

Large airing cupboard with insulated hot water cylinder, electric meter and storage space. Power points. Security door entry system. Doors to:

Lounge 13'10 x 12'3

TV aerial point, telephone point, emergency pull cord. French doors to:

Kitchen 9'1 x 7'7

Stainless steel sink unit, wall and floor cupboards with work tops. Built in electric oven and hob with extractor fan. Fridge. Emergency pull cord.

Double Bedroom 17'6 x 12'2

Built in wardrobe with hanging rail and shelf over. Storage heater, emergency pull cord.

Modern Shower Room 7'1 x 5'7

Tiled and fitted with suite comprising large shower unit with grab rails and fitted seat. Emergency push button. WC with low level flush and Pedestal wash basin with mirror over. Extractor fan, wall mounted heated towel rail.

Communal Amenities

There are guest suites available, on site car park, on site development manager, residents lounge and laundry room, 24 hour emergency call system.

Agents Note

The lease is 125 years from 2004 (approx 102 years remain). The ground rent is £395 per annum and the service charge is £3012.98 per annum.

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ADDITIONAL INFORMATION

Local Authority – Southend

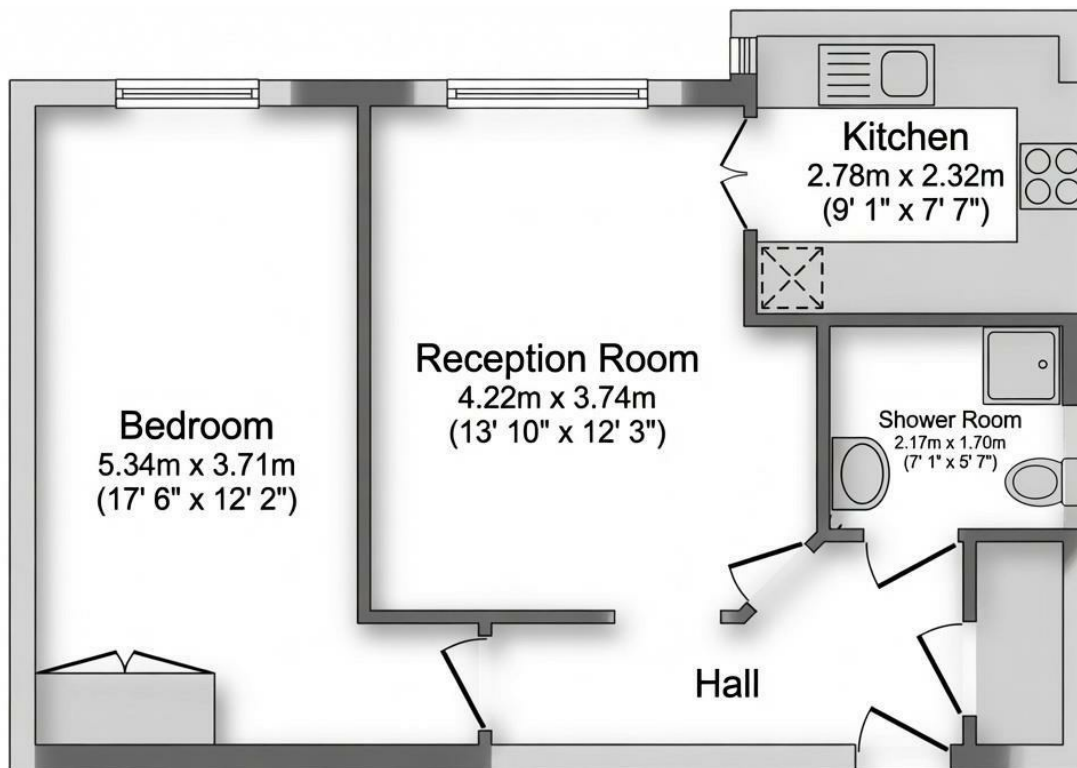
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 524.00 sq ft

Tenure – Leasehold





Total floor area 48.6 sq.m. (524 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatements. A party must rely upon its own inspection(s).

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PROJECT: RESIDENTIAL FLOOR PLAN
SCALE: AS SHOWN
STATUS: DRAFT

DRAWN: ARCHITECT
DATE: ISSUED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	83
	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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