



FOR SALE

Carlingford Drive, Westcliff-On-Sea SS0 0SB

Offers In Excess Of £130,000 Leasehold Council Tax Band - A

1  1  1  505.00 sq ft

- Ground Floor Flat
- One Bedroom
- Lounge to Rear
- Separate Kitchen
- Three Piece Bathroom
- Garden to Rear
- Leasehold
- Tenant in Situ - Current Rental £7,540 per annum
- Convenient for Southend Hospital
- Close to Main Travel Routes

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

One bedroom ground floor flat with rear garden and parking space. Located just moments from Southend Hospital and convenient for local travel routes to and from Southend. The property is currently vacant and being offered with no onward chain. Lounge to rear aspect, separate kitchen, one double bedroom and three piece bathroom.

Entrance

22'5" x 4'10" (6.85 x 1.49)

Front door into property, hallway with doors to all rooms.

Lounge

15'4" x 11'1" (4.69 x 3.38)

Lounge to rear aspect with double doors out to rear garden.

Kitchen

9'10" x 4'10" (3.02 x 1.49)

Fitted galley style kitchen with window to rear.

Bedroom

11'1" x 10'9" (3.38 x 3.30)

Double bedroom to front aspect with two windows and fitted storage.

Bathroom

11'1" x 10'7" (3.38 x 3.25)

Three piece bathroom comprising WC, wash hand basin and bath with shower attachment. Window to side aspect.

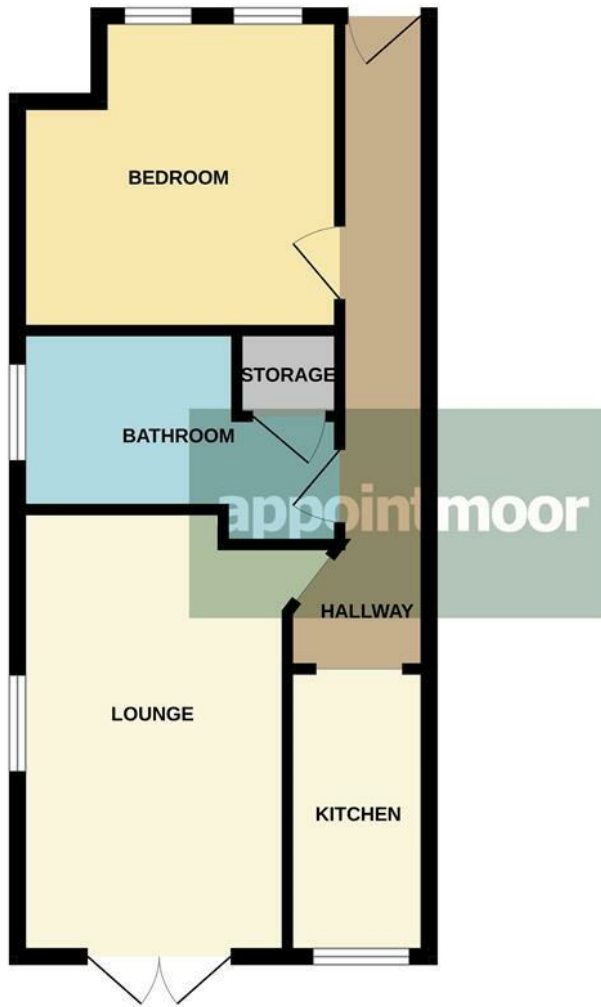
Garden & Parking

Garden to rear aspect. One parking space to front.

Tenure

Leasehold

Council Tax Band - A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025

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	EU Directive 2002/91/EC	67	76





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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