

SCOTT &
STAPLETON

WHITEFRIARS CRESCENT
, SS0 8EU
£260,000





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This super property benefits from 2 double bedrooms, luxury fitted bathroom, large lounge & modern separate kitchen with integrated appliances.

There are also the added bonuses of an allocated off street parking space, shared rear garden & a share of freehold.

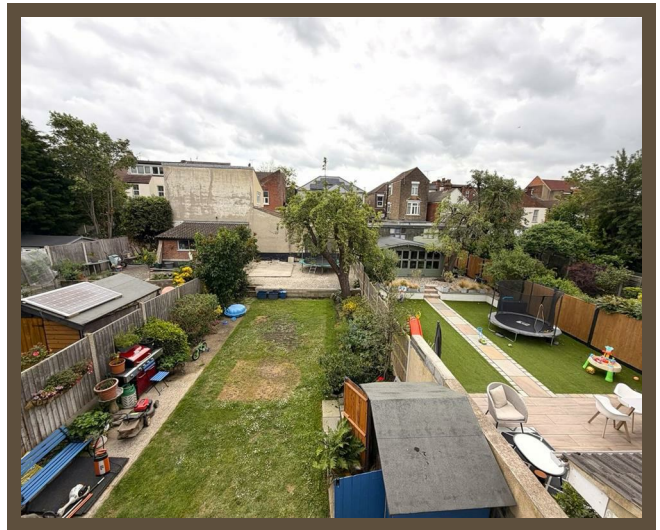
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The property is within a short walk of Westcliff on Sea mainline railway station with Hamlet Court Road shopping facilities also nearby.

Offered with vacant possession & no onward chain. Realistically priced for an early sale this is a great opportunity for a first time buyer to take their first steps on to the housing ladder. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs to first floor. Personal entrance door with spyhole leading to entrance hall.

Entrance hall

5.6 x 0.9 (18'4" x 2'11")

UPVC double glazed window to rear. Intercom, radiator, ceiling spotlights, laminate flooring. Modern solid wood doors to all rooms.

Lounge

4.2 x 3.9 (13'9" x 12'9")

Large UPVC double glazed bay window to front. Radiator, ceiling spotlights, laminate flooring.

Kitchen

3.6 x 2 (11'9" x 6'6")

UPVC double glazed window to rear. Modern range of base & eye level units with matching drawer pack. Integrated appliances including electric oven, separate gas hob, extractor fan, fridge/freezer, washing machine & dishwasher. Roll edge worktops with matching upstand, inset stainless steel sink with mixer tap, Ideal combination boiler (not tested) in matching cupboard, ceiling spotlights, laminate flooring.

Bedroom 1

4.2 x 3.3 (13'9" x 10'9")

Great size room with large UPVC double glazed window to rear. Radiator, coved ceiling.

Bedroom 2

4.1 x 2.2 (13'5" x 7'2")

UPVC double glazed french doors to front on to balcony. Radiator, ceiling spotlights, laminate flooring.

Balcony

Sunny, west facing balcony with wrought iron railings.

Bathroom

1.9 x 1.9 (6'2" x 6'2")

Obscure UPVC double glazed window to side. Modern white suite comprising of P shaped panel bath with mixer tap, separate shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, fitted mirror with wall light, ceiling spotlights, extractor fan.

Externally

The property benefits from hardstanding to front with an allocated off street parking space for 1 car. The rear garden of the property is shared with 2 other flats.

Lease details

The property benefits from a share of freehold. The annual charges are approx. £200 per annum which include buildings insurance.



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

Energy Efficiency Rating: Current 64, Potential 77

Environmental Impact (CO₂) Rating: Current G, Potential A