

One Bedroom Upper Floor Retirement Flat For Sale - **£120,000**

Hamlet Court Road, Westcliff-On-Sea SS0 7EX



KEY FEATURES

- Third Floor, One Bedroom Flat
- Generous Open Plan Lounge and Dining Area
- Equipped Kitchen
- Three Piece Bathroom
- Electric Heating
- Access to Communal Areas
- Balcony
- Off Street Parking in Residents Car Park
- Minutes from Shops, Eateries and Popular Transport Links
- NO ONWARD CHAIN

Description

NO ONWARD CHAIN! RETIREMENT PROPERTY!
One bedroom, third floor flat! Belle Vue are happy to welcome this generously sized flat to the sales market. Located within the highly sought after Montague Court, this retirement property offers relaxed and convenient living, with access to a variety of communal areas for events and activities, as well as local shops and popular travel routes within walking distance. Situated on the third floor, this property provides deceptively spacious accommodation, with a bright, equipped kitchen, a sizable lounge diner, a comfortable double bedroom, including a built wardrobe and a three piece bathroom, all made complete with access to a balcony. Boasting electric heating as well as double glazing, this property provides both privacy and independent living, with opportunities to socialize within the residents lounge and access to a laundry room. With off street parking provided in the residents car park, early viewings are advised! Available Now!

Accommodation

Communal Entrance

Accessed from a communal front door, secured with an entry phone system, you are welcomed into the communal entrance way. From here, there is access to the many facilities Montague Court has to offer, including resident areas such as the lounge and laundry room, as well as the house managers office. From here, there is access to a lift, as well as a rising staircase, that leads to the third floor.

Private Entrance Hallway

Accessed from a private, wooden front door, you are welcomed into the entrance hallway for the flat. With carpet flooring and painted walls, this space is completed with a wall mounted, phone intercom system that allows residents to communicate with guests at the communal front door. There are further doors leading to the bedroom, bathroom, lounge and storage cupboard.

Lounge Diner 19' 0" x 10' 8" (5.79m x 3.25m)

Accessed from the entrance hallway, there is a generously sized lounge diner. With carpet flooring and painted walls, this space benefits from a fitted electric heater, as well a uPVC door towards the rear elevation that leads onto the balcony, allowing plentiful natural light. From here, there is a set of double doors that lead into the kitchen.

Kitchen 7' 0" x 7' 7" (2.13m x 2.31m)

Accessed from the lounge diner, there is a kitchen space. Comprised of both eye level and low level units, this space houses amenities such as an inset stainless steel sink with dryer unit, an electric hob and an inset and raised oven for ease of use. Complete with splashback wall tiling, this space provides plumbing access for a washing machine, whilst benefiting from a double glazed window towards the rear elevation.

Bedroom 17' 3" x 9' 0" (5.25m x 2.74m)

Accessed from the private entrance hallway, there is a sizable bedroom. With carpet flooring and painted walls, this space benefits from a mirrored, built in wardrobe that provides ample storage, as well as a wall mounted electric heater and a double glazed window towards the rear elevation, allowing plentiful natural light.

Bathroom 6' 10" x 5' 6" (2.08m x 1.68m)

Accessed from the entrance hallway, there is a three piece bathroom. Comprised of a low level W/C, a paneled bath, a wall mounted shower, a shower screen and a hand wash basin with vanity unit, this space is complete with tiled walls and wall mounted assistance hand rails to support mobility.

Communal Facilities

Montague Court encourages a vibrant social life via communal areas such as a lounge and outside seating area. Residents can expect events on a regular basis including coffee mornings, activities and special visitors. There is also a communal laundry room and a guest suite available.

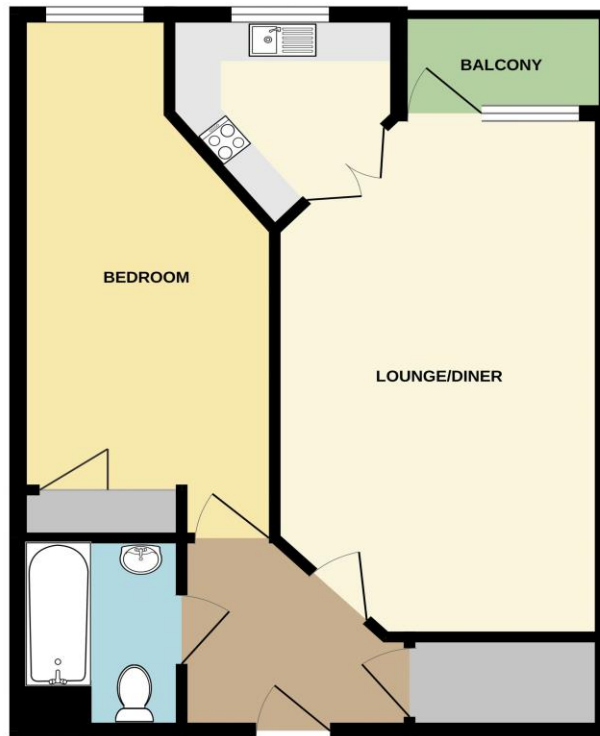
Off Street Parking

This property has access to a residents car park for off street parking.





THIRD FLOOR



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.
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EPC Graph & Additional Information

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tax Band for this property is: **C**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**

If **Leasehold**, the remaining lease term is approximately: 100+ years.
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.