

85a Salisbury Avenue, Westcliff On Sea

A WELL-PRESENTED ONE-BEDROOM FIRST FLOOR FLAT SITUATED IN A CONVENIENT RESIDENTIAL LOCATION ON SALISBURY AVENUE, WESTCLIFF-ON-SEA. OFFERING SPACIOUS AND WELL-MAINTAINED ACCOMMODATION THROUGHOUT, THIS PROPERTY WOULD MAKE AN IDEAL FIRST-TIME PURCHASE OR A READY-MADE INVESTMENT OPPORTUNITY.



Price £120,000 Leasehold

ONE DOUBLE BEDROOM

FIRST FLOOR FLAT

SPACIOUS LOUNGE

SHOWER ROOM

GAS CENTRAL HEATING

LONG LEASE

IDEAL FIRST-TIME BUY OR INVESTMENT
PURCHASE

LOCTAED CLOSE TO TOWN CENTRE

THE ACCOMMODATION COMPRISES:-

Entry via communal entrance hall. Meter cupboards. Own front door leading to staircase up to:-

FRIST FLOOR LANDING

Textured and covered ceiling. Large double radiator. Wall mounted thermostat control for gas central heating. Built in storage cupboard. Cupboard housing boiler and lagged copper cylinder for hot water. Doors to:-

LIVING ROOM 11'11" (3.63m) x 10'11" (3.33m)

Two glazed windows to front elevation. Large double radiator. Textured and covered ceiling. TV point. Telephone point. Archway through to:-



KITCHEN 11'11" (3.63m) x 5'11" (1.8m)
Glazed window to front elevation. Textured and covered ceiling. Half tiled walls. Comprehensive range of light wood effect base and wall units with roll edge laminate work surface. Integrated electric oven and grill. Inset four ring gas hob. Inset single bowl stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Further space for tall standing fridge/freezer.



BEDROOM 11'10" (3.61m) x 10'7" (3.23m)
Light wood effect laminate flooring. Large double radiator. UPVC double glazed window to rear elevation. Textured and coved ceiling.

SHOWER ROOM

Half tiled walls. Glazed window to side elevation. Textured ceiling with inset spot lighting. Wash hand basin inset into vanity unit with storage below. Low level w.c. Corner shower cubicle with glazed sliding doors. Wall mounted Gainsborough shower pack.

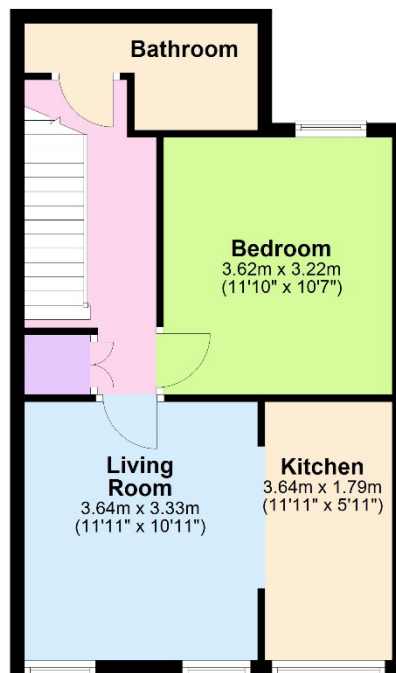


Information

Service Charge: Ask Agent
 Ground Rent: Ask Agent
 Lease: - TBC
 EPC Rating: D
 Council Tax Band: Band A

First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



85A Salisbury Avenue, Southend

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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