



## Ramuz Drive Westcliff-on-Sea

**£220,000** Price Guide



\* £220,000 - £240,000 \* No Onward Chain  
\* This ground floor flat offers spacious accommodation and the rare benefit of a private rear garden. Situated on the popular Ramuz Drive in Westcliff-on-Sea, the property is ideally positioned close to excellent schools, transport links and a wide range of local amenities.

- Ground Floor Flat with No Onward Chain
- Private Entrance
- Lounge with a Feature Fireplace
- Kitchen to the Rear
- Lobby leading to a Three Piece Bathroom
- Two Double Bedrooms
- Private Laid to Lawn Rear Garden
- Double Glazing and Gas Central Heating
- 146 Year Lease
- No Service Charge or Ground Rent



# Ramuz Drive



The accommodation begins with a private entrance hall which also provides convenient side access to the garden. A well-proportioned lounge sits to the rear of the property and features a character fireplace. The kitchen is positioned just off the lounge, with a lobby area leading through to a three piece bathroom. The property further benefits from two double bedrooms, offering flexible living and sleeping arrangements. Externally, the flat enjoys a private laid to lawn rear garden, providing excellent outdoor space. Additional features include double glazing and gas central heating throughout.

Located on Ramuz Drive in Westcliff-on-Sea, the property falls within catchment of The Westborough School and Chase High School, while also being conveniently close to highly regarded grammar schools. The Palace Theatre, local amenities and excellent bus links are nearby, with Westcliff Train Station offering direct rail connections into London. The location combines strong transport links with access to leisure, education and everyday conveniences.

## Two Bedroom Ground Floor Flat

### Entrance Hall

**Lounge**  
14'2 x 13'9

**Kitchen**  
9'5 x 7'10

**Bedroom One**  
15'9 x 15'4

**Bedroom Two**  
15'4 x 12'9

### Lobby

### Bathroom

### Storage

### Private Garden

### Agents Notes

No Service Charge  
No Ground Rent  
£230 pa Building Insurance  
Long Lease with 146 Years Remaining

Currently let for £1,100.00 pcm

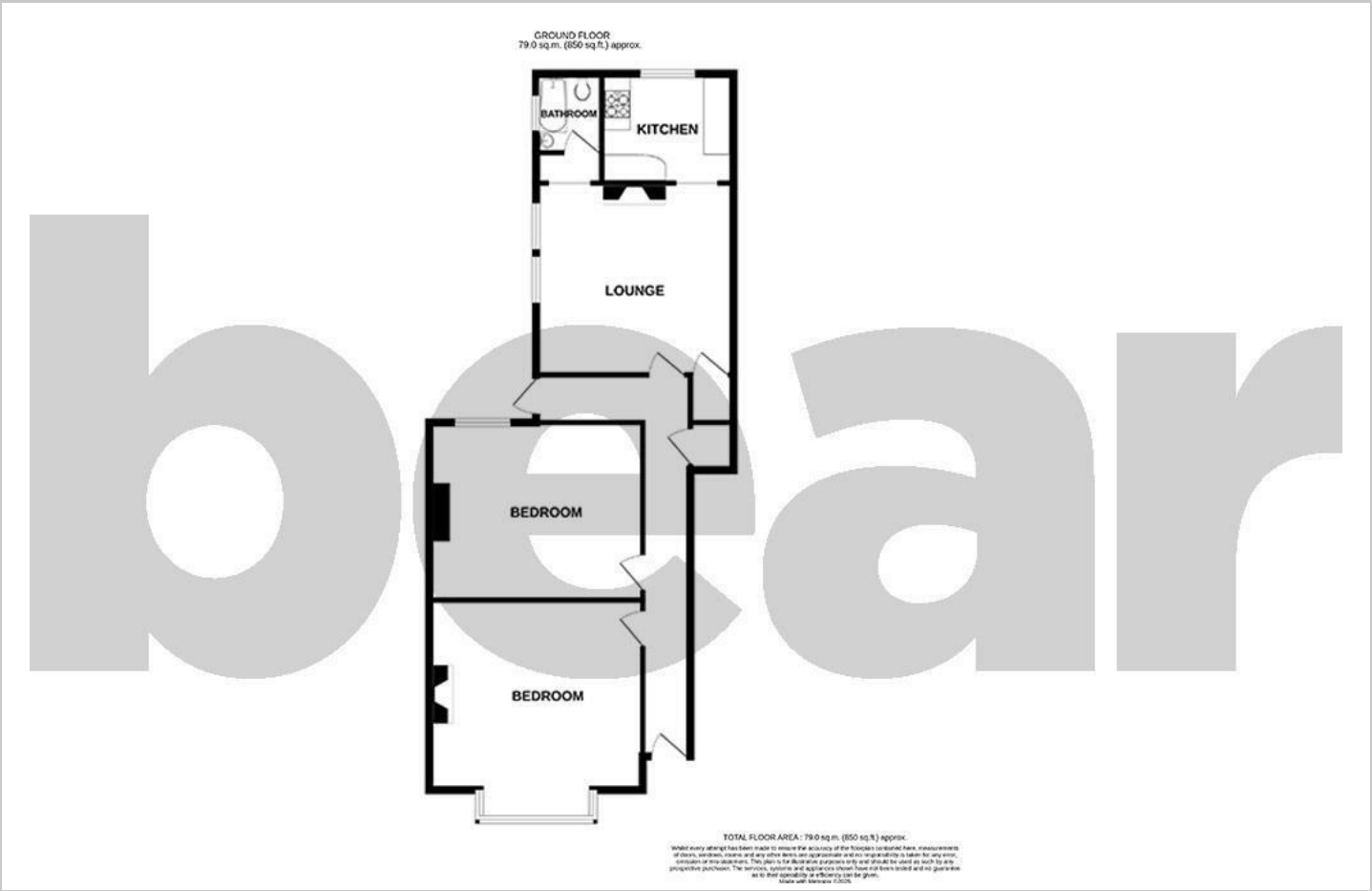




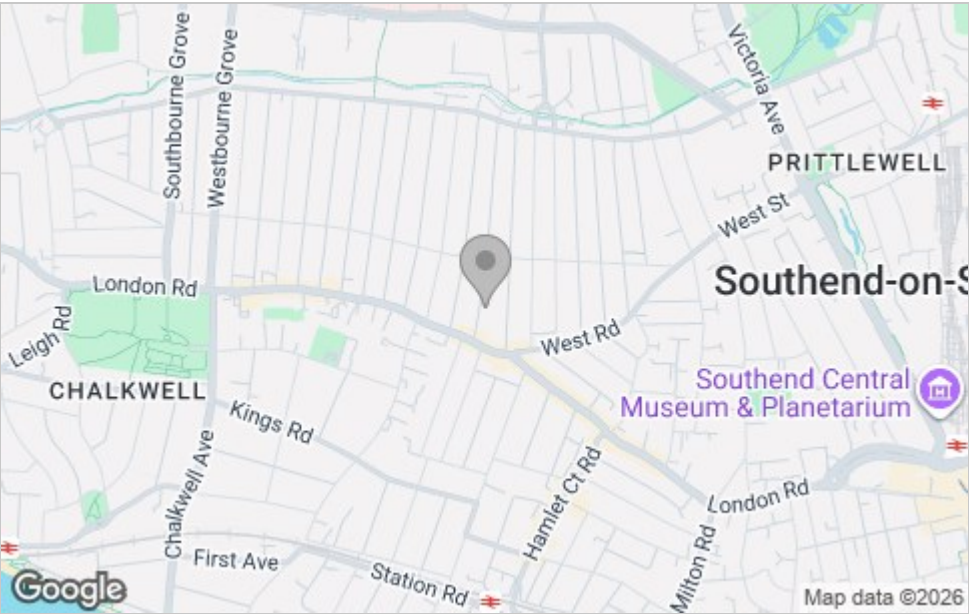




Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

