

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Stowe Lodge, Grosvenor Road, Westcliff-On-Sea, SS0 8EP £250,000

Horizon Estate Agents are pleased to bring to the market this spacious two double bedroom top floor apartment, situated on the highly desirable Grosvenor Road in Westcliff-on-Sea. The property comprises of two double bedrooms, spacious lounge with access to a private balcony, kitchen and bathroom. This property further benefits from gas central heating, an off street parking space, a long lease of 179 years remaining and a communal rear garden. Walking distance to the seafront, Westcliff Railway Station, bus links, local shops and amenities. Internal viewing is essential, no onward chain.

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horizonstates.co.uk



rightmove

onTheMarket.com

Communal Hall

Intercom composite entrance door, carpeted, stairs to second floor.

Hallway

Coving to smooth plastered ceiling, phone intercom system, carpeted.

Lounge

19'8" x 13'10" (5.99m' x 4.22m)

Velux window to front aspect, upvc double glazed doors to balcony with sea views, smooth plastered ceiling, power points, radiator, carpeted.

Kitchen

11'8" x 6'7" (3.56m' x 2.01m)

A range of eye and base level units with working surfaces over, integrated over, inset 4 ring gas hob with extractor hood over, inset stainless steel sink with drainer unit, upvc double glazed window to side aspect, part tiled walls, space and plumbing for appliances, power points, wood flooring.

Bedroom One

13'4" x 10'7" (4.06m x 3.23m)

Upvc double glazed window to rear aspect, coving to smooth plastered ceiling, radiator, power points, carpeted.

Bedroom Two

13'4" x 10'1" (4.06m x 3.07m)

Upvc double glazed window to rear aspect, coving to smooth plastered ceiling, radiator, power points, carpeted.

Bathroom

Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled w/c, smooth plastered ceiling, part tiled walls, laminate flooring.

Rear of property

Communal garden comprising a paved patio area with remainder laid to lawn.

Front of Property

Off street parking for 1 vehicle.

Additional Information

Tenure - Leasehold

Length of Lease - 179 Years remaining.

Ground Rent - £0

Service Charge - £971.58 Per Annum

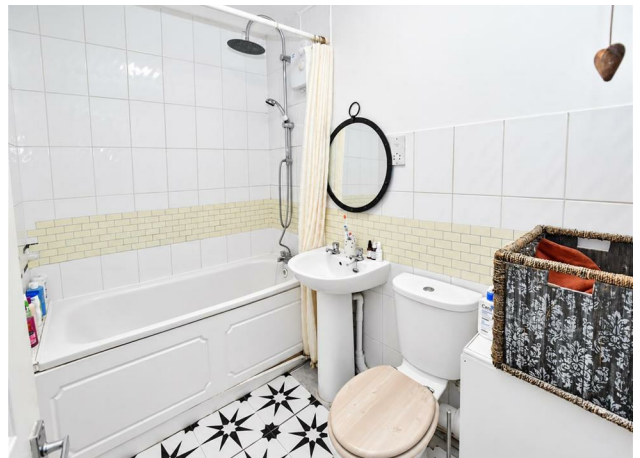
Council - Southend Borough Council

Council Tax band -A

Agent Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

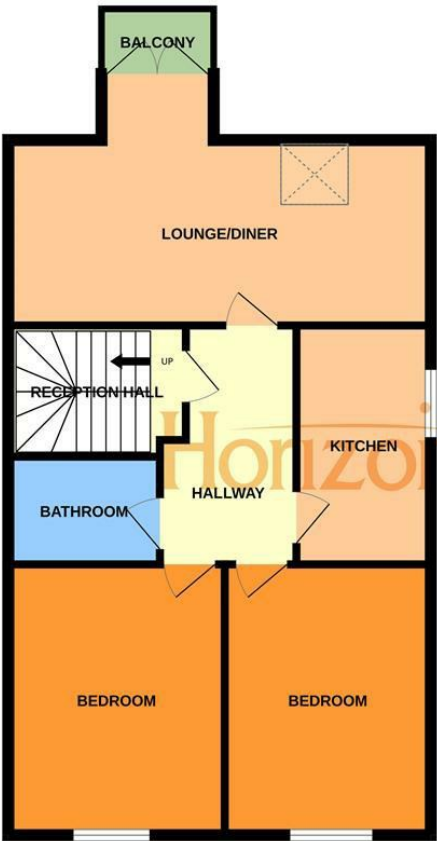
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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SECOND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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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Energy Efficiency Rating	
	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	

Environmental Impact (CO ₂) Rating	
	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	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.