

6 St Johns Court



# 6 St Johns Court Westcliff Parade Westclif-on-Sea Essex SS0 7QG

Home Estate Agents are delighted to offer for sale, this fantastic two bedroom apartment located on Westcliff Parade.

This apartment offers breathtaking sea views right from the heart of the lounge, two great sized bedrooms, fitted modern kitchen with integrated appliances and a modern family bathroom.

You have access to beautiful communal rear gardens and the bonus of being right on the doorstep to Westcliff landscaped cliffs and seafront where you can enjoy stunning walks.



The property is located within close proximity to both Westcliff and Southend train stations, which give you direct access to London Fenchurch Street.

## Accommodation Comprises

### Entrance

Steps leading up to communal entrance into hallway with personal entrance door into:

### Hallway

Solid wood flooring, entry phone system, cast iron radiators, spot lighting, double glazed rear door with internal solid steel security gate which gives you access to the rear communal garden. Doors to:



#### Lounge 19'4 x 13'1

Solid wooden flooring, raised stage with double glazed bay window to front with bespoke remote blind and hidden storage drawers, fireplace (currently not used, but a gas line and tap has been fitted for easy addition). built in wall storage, spotlights, cast iron modern column radiators.

#### Kitchen 13'0 x 9'3

Solid wood flooring, single glazed six foot sash windows to the side and rear aspects, modern base and wall units with composite stone rolled edge worktops,



incorporating stainless steel sink, five burner gas hob with extractor over, integrated Bosch oven and microwave, fridge freezer, dishwasher, space for washing machine and tumble dryer, spotlights, cast iron radiator.

#### Bedroom One 15'0 x 13'0

Wooden laminate flooring, large single glazed Sash windows to side, walk in wardrobe, ceiling light, cast iron radiators.

#### Bedroom Two 13'4 x 7'7

Carpeted, single glazed six foot sash window to side, built in floor to ceiling storage, ceiling light, cast iron radiator.

#### Bathroom 6'4 x 5'10

Tiled flooring, copper tiled walls, double glazed obscure window to rear, steel bath with both ceiling and shower attachment, wash hand basin with vanity storage, WC, heated towel rail.

(There is a false lowered ceiling with a large storage area above).

## Externally

### Parking

Ample permit parking on street.

### Communal Garden

Communal garden to the rear of the property.

### Lease Information

Leasehold

Lease: 70 years remaining - The vendor has advised that this will be extended on completion.

Ground Rent: £25 Per Annum

Service Charge: £1932.35 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







Price £375,000 Leasehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330