

Ist Call

SALES AND LETTINGS



Westborough Road, Westcliff-On-Sea, SS0 9DR

£130,000

**** CASH BUYERS ONLY DUE TO LOW REMAINING LEASE TERM (58 YEARS) **** A spacious one bedroom first floor flat being offered for sale with no onward chain. 17'5 lounge, double bedroom, fitted kitchen and bathroom. Fully double glazed, gas central heating (not tested), staircase to loft storage space, direct access to own rear garden. Situated in great location offering easy access to Southend City Centre and rail stations.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

First Floor Landing



Staircase to first floor landing, radiator, dado rail, doors off to...

Lounge 17'5 x 15'8 into bay (5.31m x 4.78m into bay)



Double glazed bay window to front, additional double glazed window to front, radiator, laminate wood flooring, picture rail, staircase to...

Loft Room 16'2 x 12'2 (4.93m x 3.71m)

Loft storage space and not considered a habitable room with two skylight windows to front, laminate wood flooring, wall mounted electric heater...

Bedroom 12'11 x 11'6 (3.94m x 3.51m)



Double glazed window to rear, radiator, picture rail...

Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, obscure double glazed window to side...

Kitchen 10'9 x 10' max overall (3.28m x 3.05m max overall)



Range of fitted base units with wood block working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven below and extractor canopy over, space and plumbing for washing machine, space for fridge/ freezer,

matching range of wall mounted units, built in cupboard housing gas central heating boiler and hot water cylinder (not tested), tiled splashbacks, double glazed door and window to rear...



Externally

Rear balcony accessed from the kitchen with stairs leading down to...

Rear Garden



Own section of rear garden...

Floor Plan

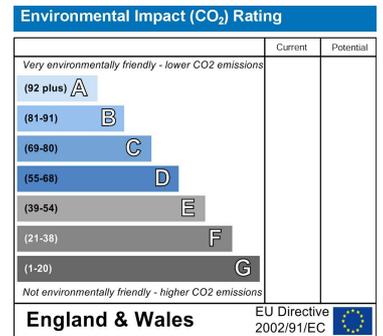
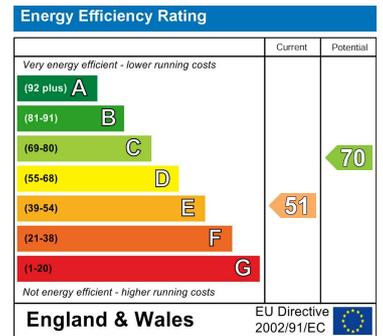


TOTAL FLOOR AREA: 830 sq.ft. (77.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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