



## Ceylon Road Westcliff-on-Sea

\* 210,000 - 225,000 \* Spacious two DOUBLE bedroom ground floor flat in Westcliff-on-Sea moments from amenities, bus links and WESTCLIFF TRAIN STATION! Perfect for FIRST TIME BUYERS. Boasts DIRECT ACCESS TO A PRIVATE GARDEN and OFF-STREET PARKING.

### 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.

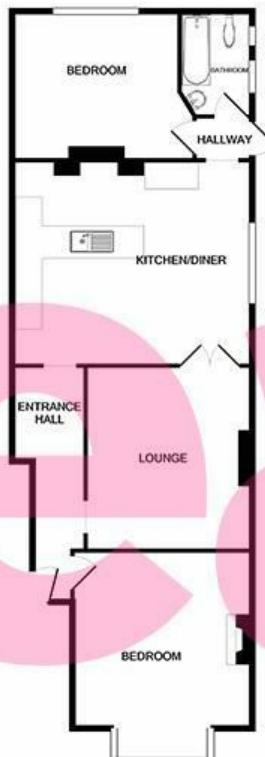
**£210,000**

Price Guide

- Large Ground-Floor Flat
- Off-Street Parking
- Perfect for First Time Buyers and Buy to Let Investors
- Two Good Sized Double Bedrooms
- Beautiful Lounge and a Large Kitchen/Diner
- Access to a Private Garden
- Double Glazing and Gas Central Heating
- Close to Westcliff Train Station and Bus Links
- Access to London Road and the A127
- Long Remaining Lease



## Floor Plan



TOTAL APPROX. FLOOR AREA 891 SQ FT. (82.8 SQ M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for guidance purposes only and should be used as such by any prospective purchaser. The fixtures, fittings 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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