



Two bedroom first floor flat boasting a private section of garden, a front facing balcony and open plan living space. Appointed close to excellent amenities and convenient travel links.

- First Floor Flat
- Two Bedrooms
- Three Piece Shower Room
- Double Glazing
- Long Lease
- Open Plan Kitchen/Living Room with a Bay Window
- Balcony to the Front
- Private Section of Garden
- Gas Central Heating
- Central Location to Travel Links and Amenities

## Elderton Road

Westcliff-on-Sea

**£240,000**

Offers Over



# Elderton Road



Bear Estate Agents are proud to offer this two bedroom first floor flat in Westcliff-on-Sea. The property is just minutes from a range of amenities such as shops, eateries, the Palace Theatre and the seafront. There are bus links close to hand, along with access to the A127 and Westcliff Train Station. Also within the area, you will find Southend High Street and schools.

The flat is located on the first floor and benefits from having a bay fronted open plan kitchen/living room with a Neff oven to remain. There are two double bedrooms within the front, with the second bedroom offering access to a private balcony overlooking the front. A three piece shower room can also be found within. To the rear, there is access to a private section of the rear garden.

## **Two Bedroom First Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

17'1 x 13'5

### **Bedroom One**

11'0 x 9'0

### **Bedroom Two**

9'0 x 8'0

### **Balcony**

### **Three Piece Shower Room**

### **Private Section of Garden**

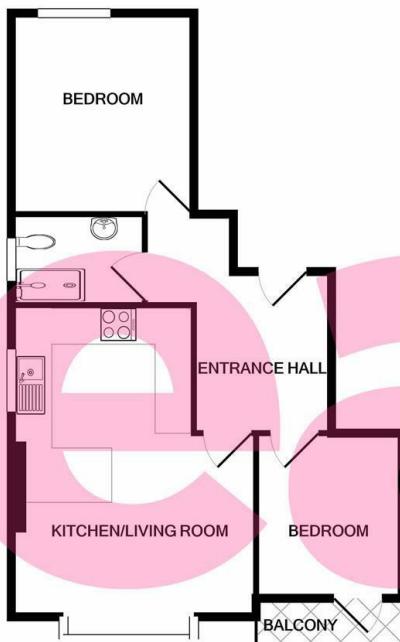
### **Agents Note**

Tenure: Leasehold & Council Tax Band A.

The lease is 125 years. There is no ground rent and the service charge is £617 per annum which includes the buildings insurance.

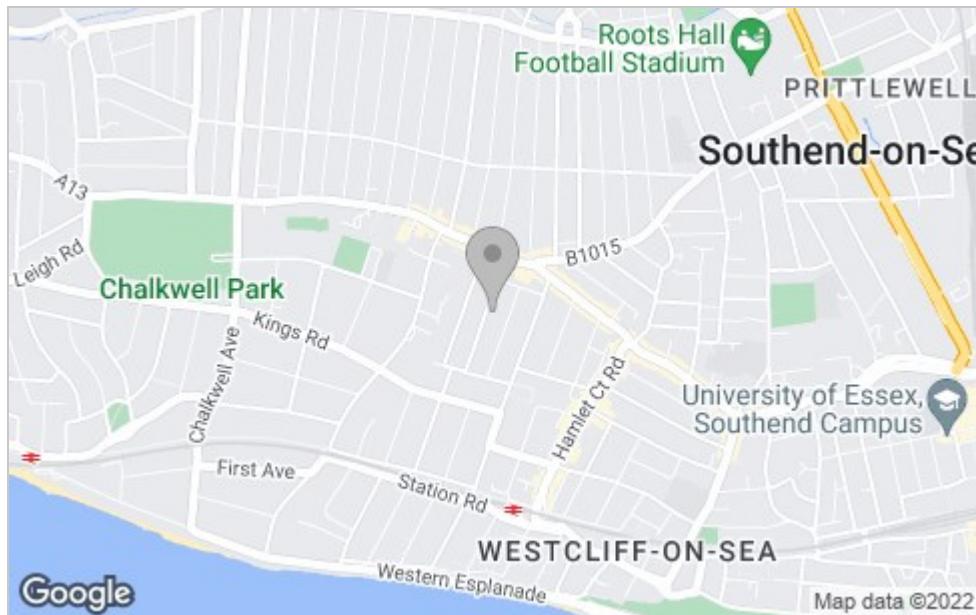


## Floor Plan



TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.4 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 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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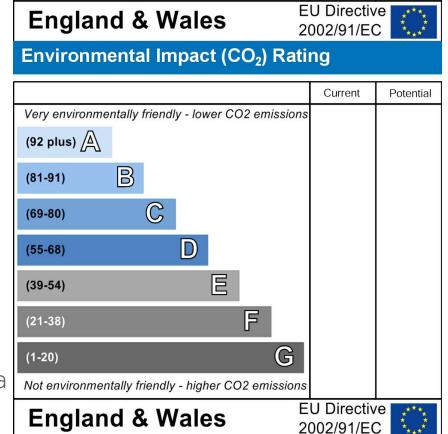
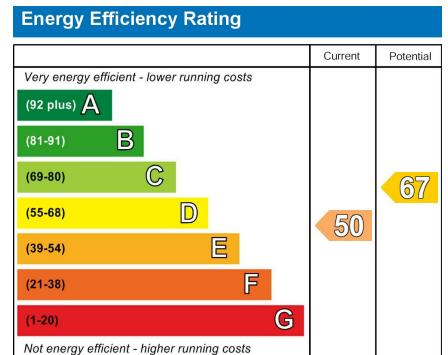
## Area Map



## 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.

## Energy Efficiency Graph



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