



# FOR SALE

**Anerley Road,  
Westcliff-on-Sea SS0 7HJ**

**£147,000 Leasehold**

- Allocated Off Street Parking
- Top Floor Flat
- One Bedroom
- Lounge/Diner
- Seperate Kitchen
- Shower Room
- Ideal Investment
- Close to Local Amenities
- Short Walk to Station
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

An ideal investment or first time purchase, this one bedroom second floor flat is a great buy. Set on the top floor of a converted house in a central Westcliff location, a short walk from local amenities and the station, this property comes with the added benefit of an ALLOCATED PARKING SPACE to the front and no onward chain. With a large lounge/diner to the rear

aspect, separate fitted kitchen with space for appliances, fitted shower room, two storage cupboards and double bedroom to the front.

### Entrance

Communal entrance with stairs up to second floor.

### Hallway

Fitted storage cupboard & doors to all rooms.

### Lounge/Diner

17' x 14'5 (5.18m x 4.39m)

Two double glazed windows to rear aspect, spotlights, fitted carpet and opening to kitchen.

### Kitchen

8'5 x 7'1 (2.57m x 2.16m)

Velux window to rear aspect, vinyl flooring, apex ceiling and spotlights. Base units with rolled edge work surface, stainless steel sink & drainer, integrated oven with hob & extractor and space for washing machine and fridge freezer.

### Shower Room

7'8 x 3'3 (2.34m x 0.99m)

Three piece suite of WC, pedestal wash hand basin with tile splash back and tiled shower cubicle with electric shower and glass door.

### Bedroom

16'8 x 9'3 (5.08m x 2.82m)

Bedroom to front aspect with two Velux windows, fitted carpet and storage.

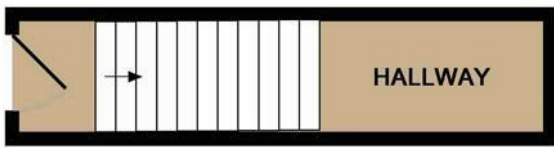
### Parking

One allocated space to front.

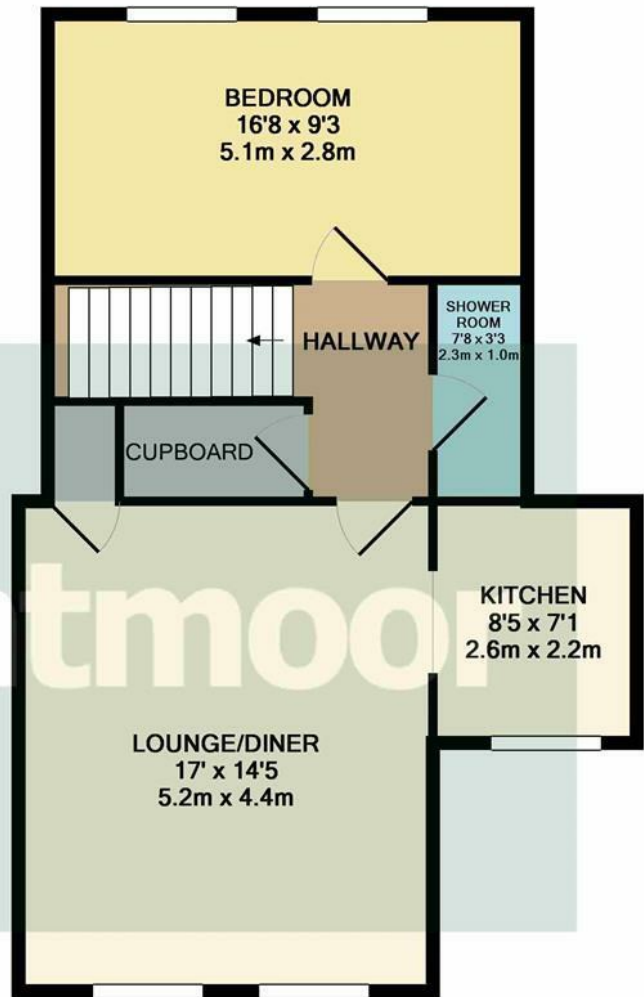
### Tenure

Lease - 97 years approx





1ST FLOOR  
APPROX. FLOOR  
AREA 81 SQ.FT.  
(7.5 SQ.M.)



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2ND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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