



FOR SALE

**Elderton Road,
Westcliff-on-Sea SS0 8AQ**

£260,000 Freehold

- Ground Floor Apartment
- Freehold of Building
- Two Double Bedrooms
- Bay Fronted Lounge
- No Onward Chain
- Off Street Parking for 2 Cars
- Own Rear Garden
- Easy Access to Station
- High Ceilings & Spacious Rooms
- Excellent Decorative Order Throughout

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

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Description

Offered with NO ONWARD CHAIN and located on the GROUND FLOOR this immaculate property has its OWN GARDEN, 2 OFF STREET PARKING spaces and comes with the FREEHOLD for the whole building. Maintained to the highest of standards, this beautiful home is an absolute must see.

The property is entered via a shared hallway with the front door opening to the lounge. This beautiful bay fronted room is large enough to accommodate a variety of furniture including a dining table.

From the inner hallway doors lead to the rest of the accommodation. The stunning, modern kitchen has been thoughtfully arranged and has feature shutters to the windows which compliment the decor. For convenience there is a side door providing access to the front and rear of the property. Next is the shower room with wall mounted wash hand basin, close coupled WC and built in shower cubicle. Additionally there is a recessed storage area and complimentary tiling to walls & flooring.

To the rear of the building are the two double bedrooms, the master having double patio doors leading to the garden. For storage there are two hanging rails, one of which is pull down and provides ample clothes storage. The rear garden commences with a paved patio area with the remainder being laid to lawn with planted borders and timber fencing to boundaries. There is a side access gate leading to the front of the property and a block paved driveway providing parking for 2 vehicles.

The sale of this property also includes the Freehold for the whole building and the current unexpired lease is 998 years. The ground rent is £25 annually, there is no commitment to service charges and the building insurance is presently £230 for the year.

Communal Hallway

Lounge

16' x 14'11 (4.88m x 4.55m)

Kitchen

12'4 max x 9'6 (3.76m max x 2.90m)

Bedroom One

14'6 x 13'1 (4.42m x 3.99m)

Bedroom Two

11'8 x 9'5 (3.56m x 2.87m)

Shower Room

Rear Garden

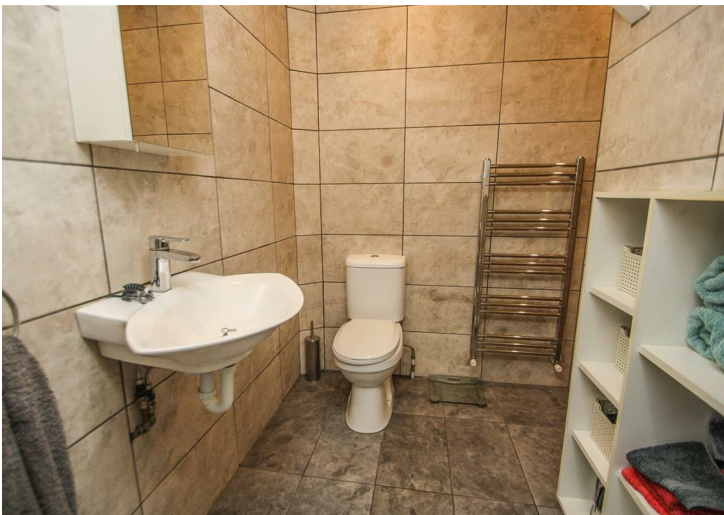
Off Street Parking

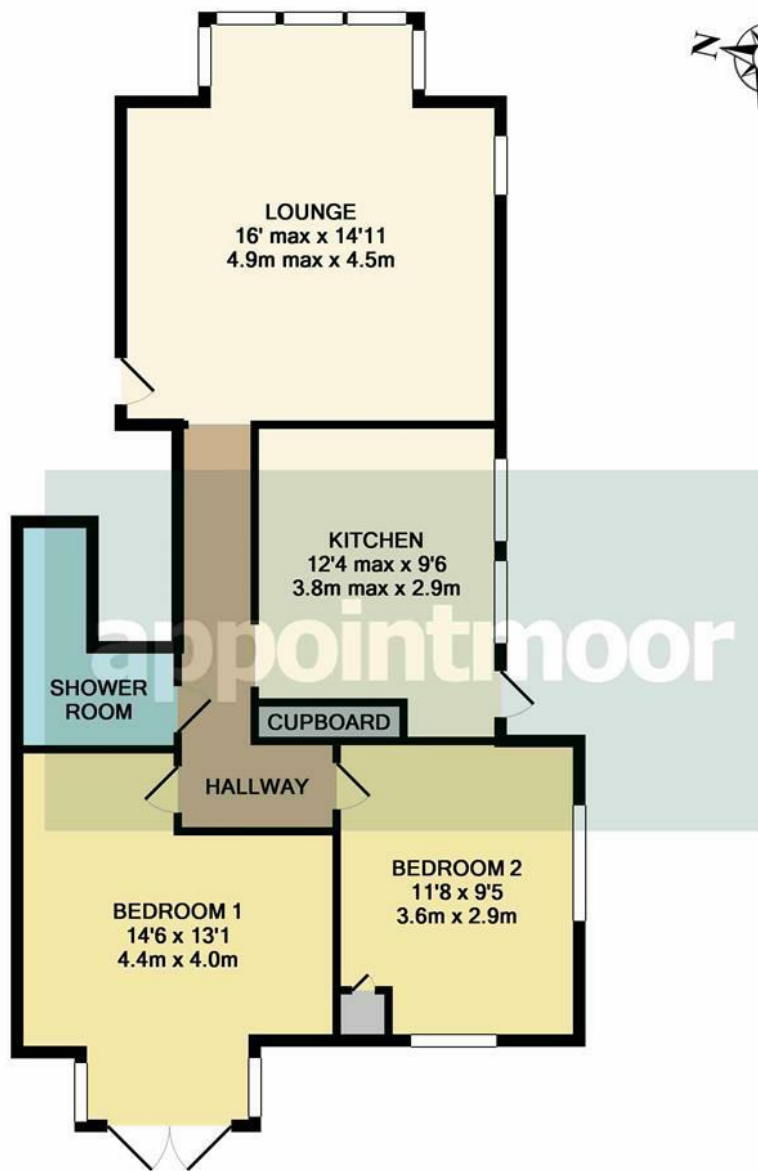
Tenure

Lease 998 years unexpired

Ground rent £25 per annum

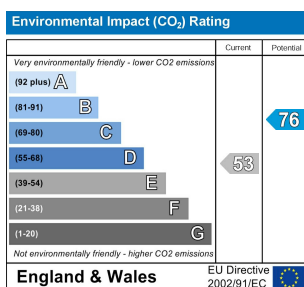
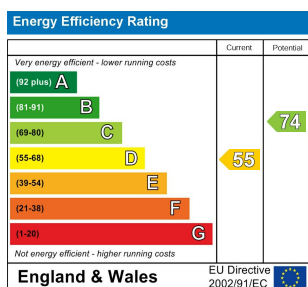
Buildings Insurance £230 per Annum





TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 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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