



# FOR SALE

**San Remo Parade,  
Westcliff-On-Sea SS0 7RD**

Offers Around £230,000 Leasehold Council Tax Band - B 645.00 sq ft

- Third Floor Two Bedroom Apartment
- Two Double Bedrooms
- Spacious Lounge
- Sea Views
- Located In The Heart Of Westcliff-On-Sea
- Fitted Kitchen With Space For Appliances
- Stones Throw From Westcliff Station
- Local Amenities Nearby
- Great School Catchment Area
- No Onward Chain

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

**appointmoor**

# Description

**\*\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS\*\***

Situated in a cul-de-sac location on San Remo Parade, this beautiful two bedroom second floor apartment is the perfect buy if you are looking for your first step on the property ladder or adding to your investment portfolio.

Split across two floors, you have your own entrance hall with ample space for coats and shoes, leading you up to the

third floor where you have a spacious lounge, fitted kitchen with space for appliances, two double bedrooms with space for storage & a three piece bathroom suite.

Located in Westcliff-On-Sea you are within a stones throw away from Westcliff station taking you directly into London Fenchurch Street and have great school catchments surrounding. With the added benefit of local amenities nearby including Restaurant's and cafes this is the perfect place if love socialising locally.

## Entrance Hall

Wooden door to entrance, carpet flooring, stairs leading to third floor, pendant lighting.

## Hallway

20'10 x 8.2 (6.35m x 2.44m, 0.61m)  
Carpet flooring, radiator, loft access, pendant lighting.

## Lounge

15'1 x 12'8 (4.60m x 3.86m)  
Wooden flooring, radiator, double glazed bay window to front aspect, feature fireplace, ceiling rose, pendant lighting.

## Kitchen

10'1 x 7'1 (3.07m x 2.16m)  
Wooden flooring, double glazed window to front aspect, base & wall units, rolltop worksurface incorporating sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, integrated oven/integrated dishwasher, integrated washing machine, spotlight lighting.

## Bedroom 1

16'2 x 12'10 (4.93m x 3.91m)  
Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

## Bathroom

8'3 x 7'7 (2.51m x 2.31m)  
Tiled flooring, heated towel rail, double glazed obscure window to side aspect, freestanding bath with shower system over, hand basin, W/C, extractor, spotlight lighting.

## Bedroom 2

11'6 x 10'7 (3.51m x 3.23m)  
Carpet flooring, radiator, double glazed bay window to rear aspect, pendant lighting.

## Front Of Property & Parking

Communal entrance door, on street permit parking.

## Tenure

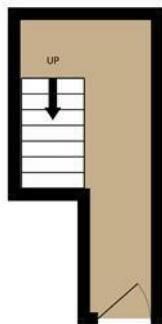
Leasehold

Service Charge - Approx £500 per annum

Ground Rent - £100 per annum

Lease - 159 years remaining





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 sales purposes only and should not 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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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