



# FOR SALE

**Cobham Road,  
Westcliff-On-Sea SS0 8EG**

**£230,000   Leasehold   Council Tax Band - A**

- One Bedroom Ground Floor Flat
- Fully Refurbished Inside
- Fitted Kitchen With Space For Appliances
- Double Bedroom
- Large Lounge Area
- Close To Seafront Location
- Local Amenities Nearby
- Short Walk To Westcliff-On-Sea Station
- Long Lease Length
- Fitted Bathroom With Shower Cubicle

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

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## Description

This fully refurbished one bedroom apartment is one not to be missed, making a perfect buy for your first step on the property ladder or if you are looking for an investment purchase. This home offers a large lounge area, a great double sized bedroom, brand new fitted kitchen with 'BOSCH' integrated appliances, large storage cupboard and a fitted bathroom.

Located on Cobham Road you are a short walk from Westcliff-On-Sea seafront and within walking distance to Westcliff Station where you have direct access into London Fenchurch Street. You also have the benefit of being close to ample local amenities, restaurants and cafes nearby.

### Entrance

Communal door to entrance, wooden panelled door to entrance hall, carpet flooring, coving to ceiling, hanging light fixture.

### Lounge

Carpet flooring, radiators, electric feature fireplace, double glazed bay windows to front aspect, coving to ceiling, picture rail, ceiling rose, hanging light fixture.

### Kitchen

Tiled flooring, newly fitted Wren kitchen, double glazed window to side aspect, double glazed door to side aspect, base & wall units, marble effect work surface incorporating stainless steel sink, 4 point induction hob with extractor over, integrated 'BOSCH' oven, 'Ideal' combi boiler which is only 2 years old, storage cupboard, space for appliances, ceiling mounted lighting.

### Bedroom

Carpet flooring, radiator, double glazed window to side aspect, coving to ceiling, hanging light fixture.

### Bathroom

Tiled flooring, radiator, tiled walls, double glazed obscure window to side aspect, W/C, hand basin with storage under, shower cubicle, extractor, ceiling mounted lighting.

### Front Of Property & Parking

Quarry tiled pathway to access, on street parking.

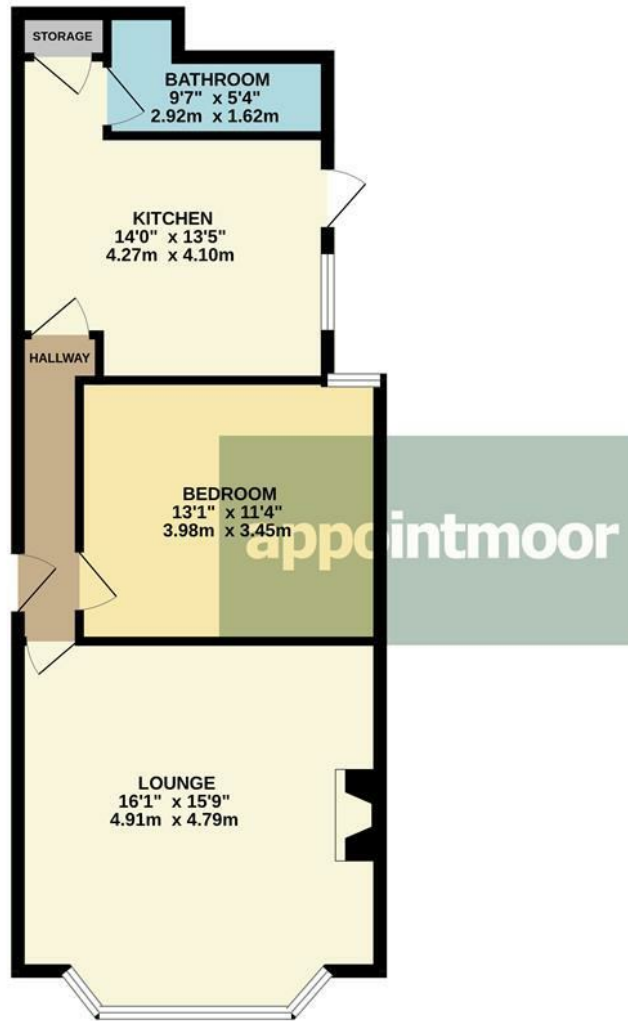
### Tenure

180 years remaining on lease.





GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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 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>		
(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		
<b>England &amp; Wales</b>	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>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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