



FOR SALE

**Eastwood Road North,
Leigh-On-Sea SS9 4LT**

£200,000 Leasehold

- Buy To Let Investment
- Large First Floor Apartment
- Lounge
- 2 Bedrooms
- Contemporary Kitchen
- Share of Rear Garden
- Parking for 1 Vehicle
- 98 Year Lease
- Good Condition
- Close to Local Amenties

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

appointmoor

Description

Buy to let only! Large two-bedroom first floor apartment in a great Leigh location, close to local amenities and with good travel links being just a short distance to main roads. The property is offered with a 98-year lease. The apartment has two good size bedrooms, lounge with brick fireplace, separate fitted kitchen and modern 3-piece bathroom. To the rear of the property is

one allocated parking space and a share of the rear garden.

Entrance via:

Own private door into:

Hallway

Radiator & fitted carpet. Doors off to:

Lounge

18'00 x 9'5 (5.49m x 2.87m)

Double glazed window to front aspect. 2 x radiators, feature brick fireplace, power points & fitted carpet.

Recently Installed Kitchen

13'8 c 7'11 (4.17m c 2.41m)

Double glazed windows to front & side aspects. Range modern kitchen units with complimentary straight edge worksurfaces, stainless steel sink & drainer, tiled splashbacks. Integrated oven & hob with extractor over, space for fridge freezer & washing machine. Power points & tiled flooring.

Bedroom 1

18'01 x 9'7 (5.51m x 2.92m)

Double glazed window to front aspect. 2 x radiators, power points & fitted carpet.

Bedroom 2

10'11 x 9'8 (3.33m x 2.95m)

Double glazed window to rear aspect. Power points & fitted carpet.

Bathroom

Double glazed obscure window to rear aspect. Panelled enclosed bath with shower over, vanity style wash hand basin, low level wc, part tiled walls & tiled flooring.

Externally

Rear Garden

Share of rear garden. Mainly laid to lawn with wooden fence surround.

Parking

For 1 vehicle

Lease

98 years remaining

Service Charge - no set charge there is 50% share

of the cost of any required works

Building Insurance - £300 approx a year

Ground Rent - £150 Per Annum





Total Approximate Floor Area
737.00 sq. ft
(68.47 sq. m)

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		49	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		45	70
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES: Appointment 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 APPOINTMENT ESTATES ONLY**

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor

twitter.com/appointmoor

linkedin.com/company/appointmoor