



FOR SALE

**North Road,
Westcliff-on-Sea SS0 7AB**

Guide Price £150,000 Leasehold

- Ground Floor Flat
- One Double Bedroom
- Lounge
- Large Kitchen Diner
- Modern Wet Room
- Own Rear Garden
- Long Lease
- Double Glazed
- Modern Decor
- Convenient for Rail Stations

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

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Description

Guide Price £150,000 - £155,000. Fantastic size ground floor one bedroom apartment in a converted house. The property is in a great central location, being convenient for mainline rail station, town centre and local amenities. With a good size double bedroom with square bay window to the front, open plan lounge, spacious and stylish kitchen diner and three

piece modern wet room. The property has the added bonus of it's own private garden and comes complete with a long lease.

Entrance

Front door into communal hallway with further front door into property.

Bedroom

13'11 x 10'11 (4.24m x 3.33m)

Double bedroom to front aspect with double glazed square bay window, fitted carpet and radiator.

Lounge

10'11 x 8'11 (3.33m x 2.72m)

Open plan lounge with double glazed window to rear aspect, laminate flooring, radiator and fireplace. Open doorway through to rear of property.

Kitchen/Diner

13'1 x 9'10 (3.99m x 3.00m)

Great size kitchen/diner with double glazed window to side aspect and door to porch area out to rear garden. The kitchen has a range of wall and base units, breakfast bar, work surface with tiled splash back and stainless steel sink & drainer. Integrated oven with five ring burner & extractor.

Wet Room

9'8 x 9'6 (2.95m x 2.90m)

Three piece suite of WC, wash hand basin & walk in shower. Part tiled walls, tiled floor, chrome heated towel rail and obscure double glazed window to rear aspect.

Garden

Private rear garden.

Tenure

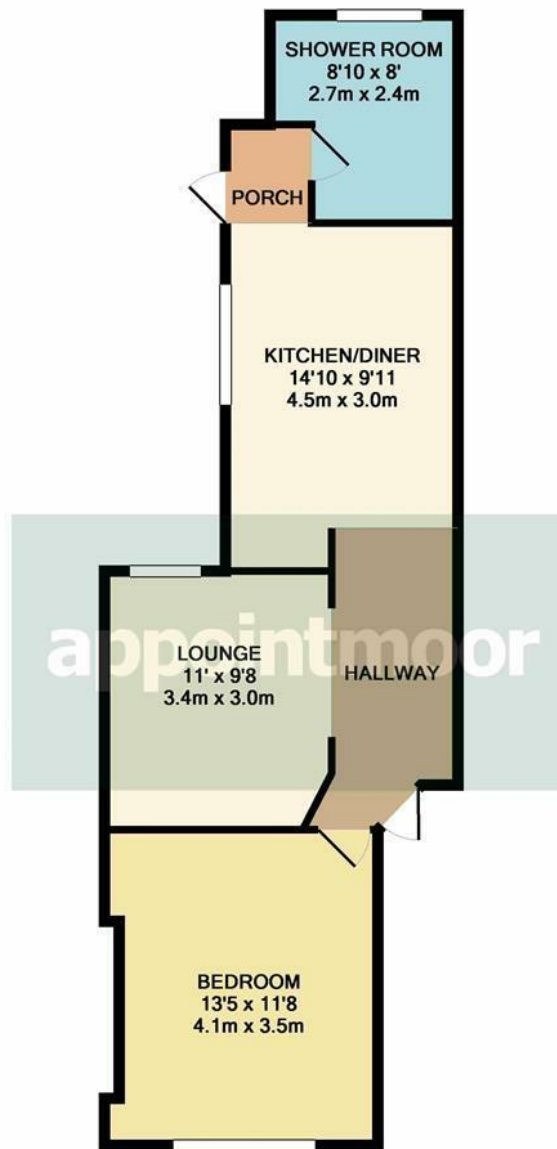
Lease - 163 years

Ground Rent - £60 per annum

Service Charge - £432.26 per annum includes building insurance

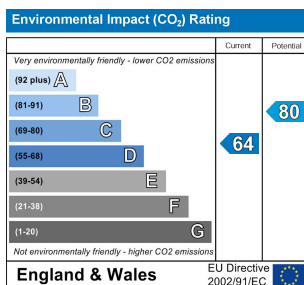
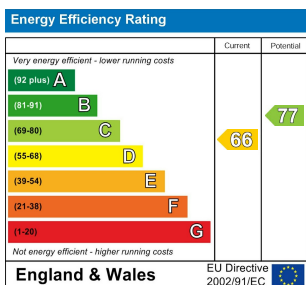
left hand side fence as you look down the garden belongs to the property





TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk



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