



FOR SALE

**Argyll Road,
Westcliff-On-Sea SS0 7HL**

£225,000 Leasehold

- Ground & First Floor Maisonette
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Three Piece Bathroom
- Neutral Decor Throughout
- Double Glazed Throughout
- West Facing Private Garden
- Parking Available
- New Lease on Completion
- Short Walk To Westcliff Station

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

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Description

Well presented two double bedroom ground and first floor maisonette offered with no onward chain and new lease to be added on completion! Modern open plan kitchen diner, three piece white suite bathroom and two double bedrooms. The property benefits from a large private west facing garden and there is parking available on a first come, first serve basis.

Located just a short walk from local amenities and Westcliff rail station, viewing is advised.

Entrance

Communal entrance with further front door into property. Hallway with fitted cupboard, stairs to first floor and open through to accommodation.

Lounge/Kitchen

Open plan kitchen diner with double glazed bay window and further double glazed window to side aspect, radiator and wooden floor. Open through to lobby area. The modern fitted kitchen has inset spotlights, a range of wall and base units with wood effect work surface, subway tiled splash backs and stainless steel sink with mixer tap. Integrated oven with hob and extractor.

Lobby

Lobby area with double glazed back door to rear garden.

Bathroom

Three piece white suite comprising WC, pedestal wash hand basin and bath with shower over and glazed screen. Part tiled walls and double glazed window.

First Floor

Stairs to first floor.

Bedroom 1

Bedroom with fitted carpet, radiator and double glazed window.

Bedroom 2

Bedroom with fitted carpet, radiator and double glazed window.

Rear Garden

The property includes the entire west facing rear garden with patio area and gated access to front, lawn area and timber fencing.

Parking

Off street parking to front on a first come, first serve basis.

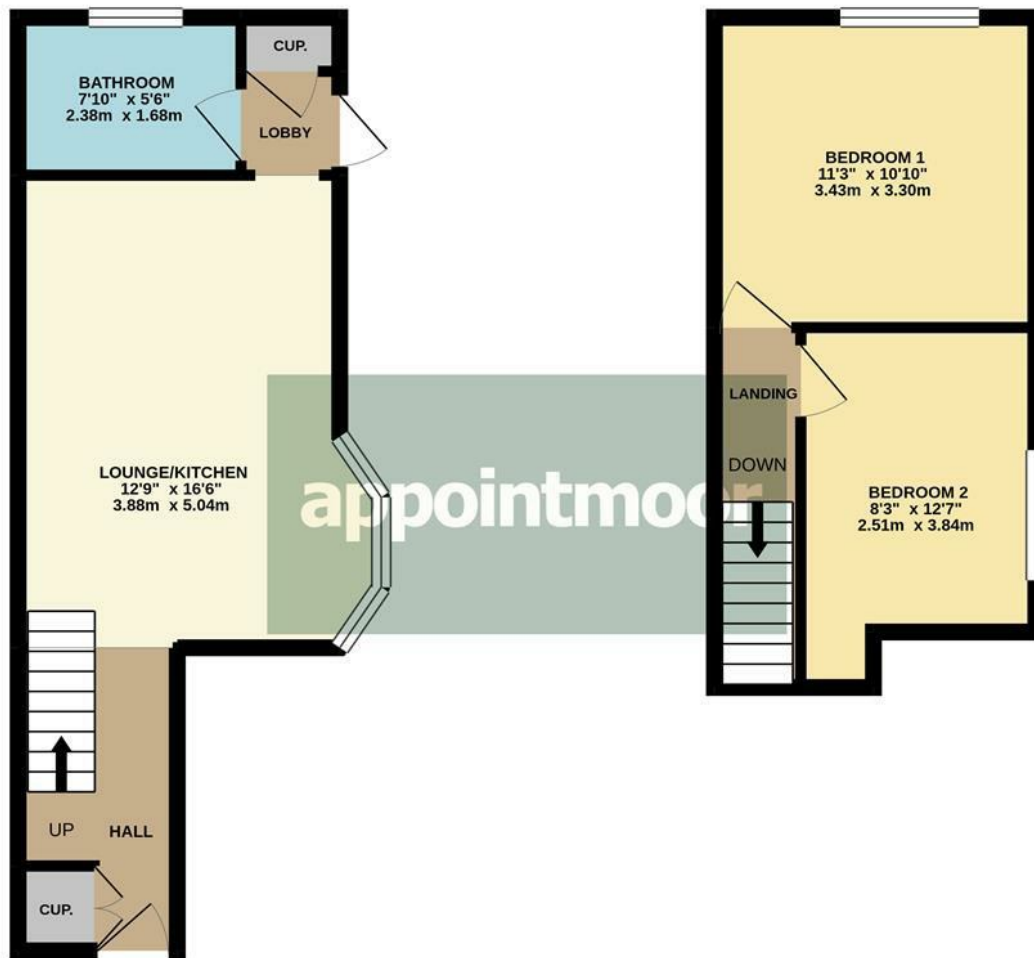
Tenure

Leasehold - new lease on completion
Ground rent is £300 p/a
Service charge £768 p/a
Council Tax Band - A



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 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) 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 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		
England & Wales	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. 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 APPOINTMOOR ESTATES ONLY**

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