



# FOR SALE

**Genesta Road,  
Westcliff-On-Sea SS0 8DA**

Offers In Excess Of £130,000 Leasehold Council Tax Band - A

452.09 sq ft

- One Bedroom Second Floor Apartment
- Distant Seaviews
- Off Street Parking On First Come First Serve Basis
- Communal Garden
- Modern Three Piece Shower Room
- South Facing Balcony
- No Onward Chain
- Walking Distance To Mainline Station
- Close To Southend City Centre And Seafront
- Long Lease

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

**appointmoor**

# Description

WOULD YOU LIKE A BALCONY WITH A VIEW?

If you are looking for a modern one bedroom home with a balcony with a Seaview, this could be the one for you!

Situated on the second floor and offering modern living in a period property. With the added bonus of a communal garden, communal off street parking which works on a first come first serve basis, a long 150+ year lease remaining and no onward chain.

Internally the property has been recently decorated, had new carpets installed and has a modern three piece shower room and kitchen with a built in oven and hob with space for further appliances.

Positioned in a central Westcliff location with only a short walk to Westcliff mainline station, the seafront, Cliffs Pavilion and Southend City centre.

## Communal Hallway

A wooden glazed front door leads through to the communal hallway with tiled pattern flooring and stairs leading to the first and second floors. This particular property is the only property on the second floor giving it a more private feel.

## Internal Hallway

Carpet laid to floor and doors leading to accommodation.

## Kitchen

10'0" x 7'1" (3.05m x 2.16m)  
Fitted with matching base units with roll top work surface and inset stainless steel sink and drainer, fitted cooker with induction hob and extractor fan over, space for appliances, double glazed window to rear, vinyl flooring.

## Bedroom

10'0" x 8'0" (3.05m x 2.44m)  
Double glazed velux window to front, wall mounted radiator, carpet laid to floor.

## Shower Room

Fitted with a three piece suite comprising of a walk in shower cubicle, low level WC, and vanity unit wash hand basin with mixer tap and tiled flooring.

## Lounge

13'0" x 10'0" (3.96m x 3.05m)  
Double glazed sliding patio doors leading to a south facing balcony, double glazed window to side, carpet laid to floor and wall mounted radiator.

## Balcony

South facing with space for a couple of chairs.

## Communal Parking

Off street parking on a first come first served basis.

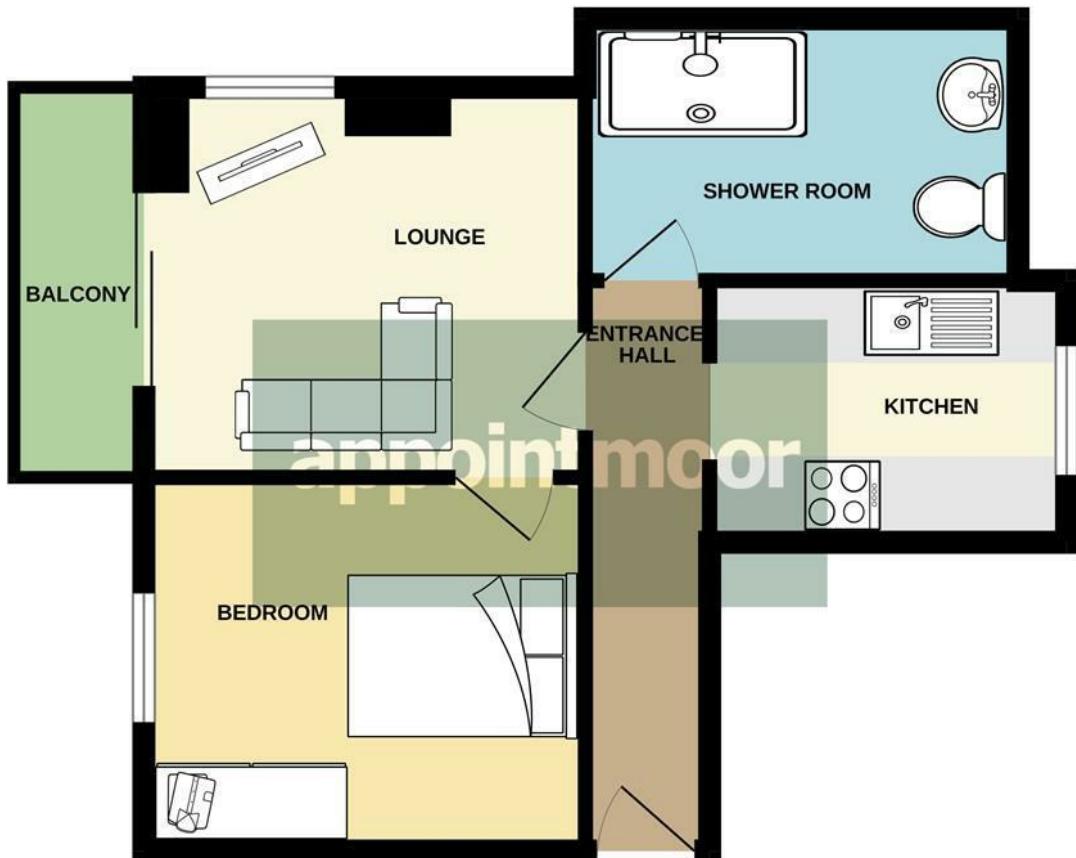
## School Catchment

St Bernards High School  
Milton Hall Primary School and Nursery  
Belfairs Academy

## Tenure

Advised by Vendor..  
156 years remaining.  
Ground rent £50 per year  
Service Charge £1,687.87 per year





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 guidance 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	78	78

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	78	78

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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