



**London Road, Westcliff-on-Sea  
Essex, SS0 7HZ**

£189,995

**appointmoor**



## London Road, Westcliff-on-Sea Essex, SS0 7HZ

£189,995 | Leasehold

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- Ground Floor Apartment
  - Detached Property
  - Stone's throw from Hamlet Court Road
  - 2 Bedrooms
  - Fully Refurbished
  - French Doors to Garden
  - Long Lease
  - Private Rear Garden
  - Modern Kitchen & Bathroom
  - No Onward Chain
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Beautifully presented TWO bedroom GROUND FLOOR apartment. This newly refurbished property offers so much space & light! A brand new modern kitchen & bathroom suite, own private south backing rear garden with side access which benefits from a newly laid turfed lawn and patio. Parking for one car subject to planning. Within just minutes walk of Westcliff Mainline Station & Hamlet Court Road shopping with its array of shops & restaurants. We would urge any interested parties to view as soon as possible!



### Communal Entrance Hallway

Communal front door leading to small lobby area with fitted carpeted, own front door to property

### Hallway

Fitted carpet, skirting, spot lights, doors to all rooms

### Open Plan Lounge/Kitchen

18'07 x 17'06 (5.66m x 5.33m)

### Lounge area

17'06 x 11'10 (5.33m x 3.61m)

Engineered oak laminate flooring, TV point, 3 double power points, hanging light fitting, skirting, double glazed french doors leading on to garden, large radiator.

### Kitchen area

7'07 x 6'02 (2.31m x 1.88m)

Engineered oak laminate flooring, stainless steel sink and draining board, electric hob, oven and extractor fan, space for low level fridge, space for washing machine, mixture of low level and wall mounted kitchen cabinetry, spot lights, subway tiling splash back

### Bedroom 1

14 x 12'06 (4.27m x 3.81m)

Fitted carpet, 4 double power points, original coving and skirting, large radiator, hanging light fixture, large double glazed window to front aspect, fitted roller blinds



### Bedroom 2

11'09 x 6'03 (3.58m x 1.91m)

Fitted carpet, radiator, double glazed window to side aspect, fitted roller blinds, hanging light fitting, skirting, 2 double power points.

### Bathroom

12 x 4'05 (3.66m x 1.35m)

Laminate flooring, large bath tub with shower attachment, large hand basin with vanity units beneath, heated towel rail, part tiled walls, WC, boiler situated behind WC hidden with cabinetry, double glazed frosted window to side aspect

### Garden

Private garden space with side access complete with storage shed, patio and newly laid lawn.

### Lease

Lease is 199 years from 1980

### Ground Rent

£70 per annum

### Buildings Insurance

£240 per annum

### Service Charge

N/a

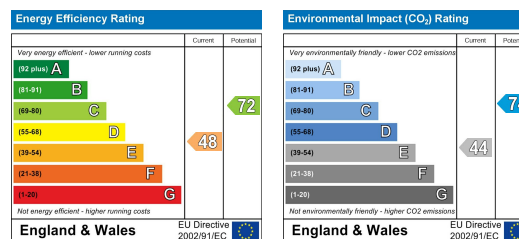




## DRAFT PARTICULARS AWAITING APPROVAL

**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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