



## Hamlet Court Road

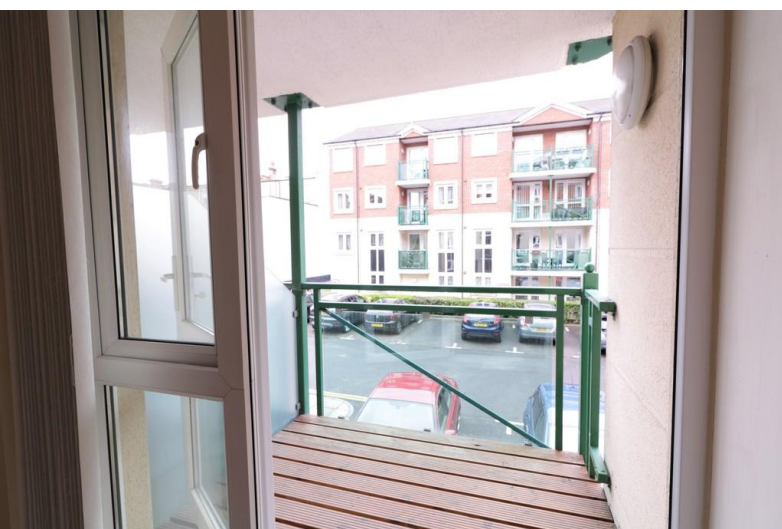
Westcliff-on-Sea

- SOUGHT AFTER RETIREMENT APARTMENT
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- BALCONY



## Guide Price £175,000

This magnificent first floor two bedroom retirement apartment has a full lift service, communal gardens and parking with a balcony coming off of the main living accommodation, modern fitted kitchen and shower room. Perfect for the railway station, shops, cafes and restaurants in Hamlet Court Road.







Hair & Son offer this very well presented two double bedroom first floor apartment with an impressive living room with a double glazed door leading out to the balcony.

The immaculate kitchen has an oven and hob with extractor and opening window to the front.

There is a good size main bedroom with fitted wardrobes, a further double bedroom (currently set up as a dining room) and a modern fitted shower room. .

The hallway has plenty of storage via three built in cupboards, there is electric storage heating and double glazing throughout. A 24 hour emergency pull cord system is installed in every room.

Further benefits are the very pleasant communal gardens and parking together with communal residents lounge, laundry room and full lift service

A most inviting retirement complex located at the bottom of Hamlet Court Road and therefore a very short distance from the mainline railway station with regular train services to London Fenchurch Street.



#### HALL

#### LOUNGE/DINER

21' 0" x 11' 2" (6.4m x 3.4m)

#### KITCHEN

#### BEDROOM ONE

17' 5" x 9' 5" (5.31m x 2.87m)

#### BEDROOM TWO

15' 4" x 9' 1" (4.67m x 2.77m)

#### SHOWER ROOM

#### BALCONY

#### COMMUNAL GARDENS

#### LEASE

Lease - 104 Years remaining.

Service Charge - Approx £3800 per annum (Includes Building Insurance & Water).

Ground Rent - £450 per annum.

Council Tax Band D.

EPC Rating B.



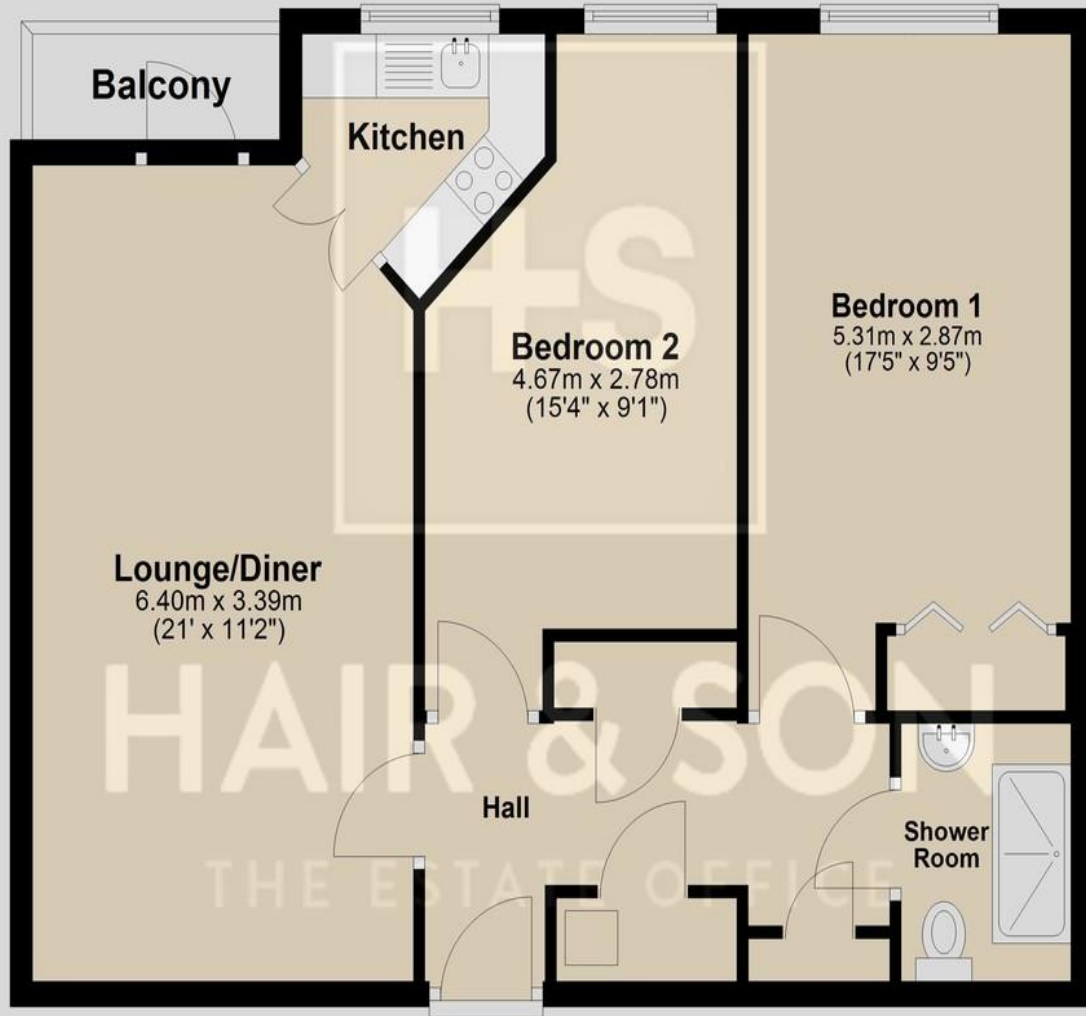
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





## First Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.9 sq. feet)

Regulated by RICS

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