



Valkyrie Road

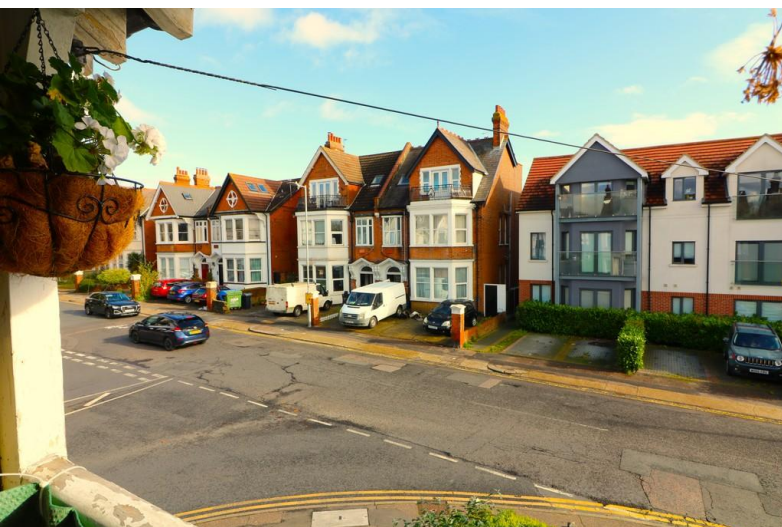
Westcliff-on-Sea

- SHARE OF FREEHOLD
- OFF ROAD PARKING TO REAR
- BALCONY
- NEW BOILER (UNDER WARRANTY)



Guide Price £185,000 - £195,000

Hair & Son offer this very well presented first floor flat situated close to Hamlet Court Road shops and Westcliff train station. Refurbished throughout with a stylish kitchen, an open planned kitchen/living area and good sized double bedroom with off road parking. This property also has the benefit of being sold with a 'SHARE OF FREEHOLD'.



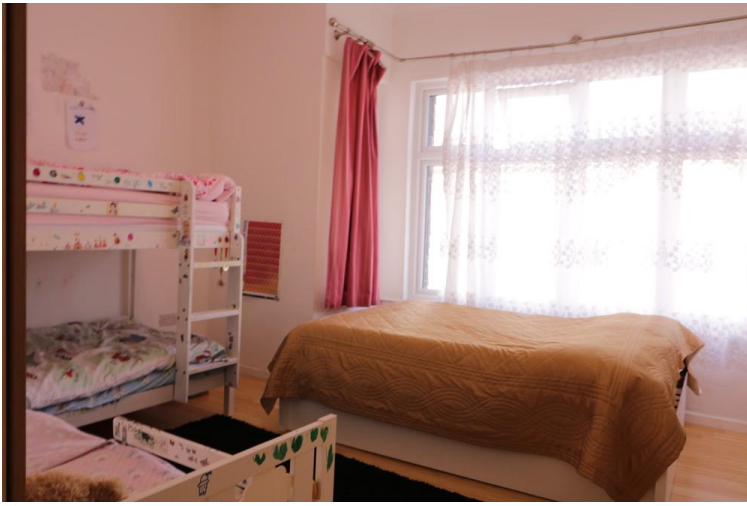


AGENTS NOTES.

This lovely first floor is the perfect purchase for someone who is looking to get on the property ladder or likewise for someone who is now looking to downsize. The property has been modernised throughout within the last few years and has a lot to offer a new buyer.

The accommodation comprises of a newly fitted stylish three piece bathroom, a great sized double bedroom with solid wood flooring which can also be found throughout the rest of the flat. At the front of the property you will find the open- planned kitchen/living area which is the perfect space for comfort and convenience and with in addition to this a balcony space where you can fit a small table and chairs. The fitted kitchen with granite worktops has an array of cupboard space, a space for a washing machine as well as integrated 'Neff' appliances which include oven, hob and extractor, and finally a filtered water tap.

Other great benefits with the property include: a 'share of freehold', double glazing throughout (under warranty),



re-wired throughout, as well as off street parking to the rear.

The property is also very conveniently placed near-by to all local amenities including shops and restaurants, walking distance to Valkyrie Road Primary Care Centre and Westdiff train station.

HALLWAY

18' 26" x 6' 21" (6.15m x 2.36m)

BATHROOM

3' 82" x 7' 0" (3m x 2.13m)

BEDROOM

16' 98" x 14' 42" (7.37m x 5.33m)

KITCHEN/LIVING ROOM

19' 79" x 16' 42" (7.8m x 5.94m)

BALCONY

OFF STREET PARKING

LEASE

Share of freehold.

Lease - 161 Years remaining.

EPC Rating E.

Council Tax Band A.

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. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

www.hairandson.co.uk

Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

