



Imperial Court

Westcliff Parade

- SHARE OF FREEHOLD
- WONDERFUL ESTUARY VIEWS
- MASSIVE LIVING ROOM SOUTH FACING
- NO ONWARD CHAIN



Guide Price £250,000 to £270,000

What an opportunity, this fabulous ground floor flat has immense character comes with a share of the freehold allocated parking and is set in a stunning location overlooking the estuary and gardens. The location is second to none and is within reach of Southend Town Centre and local amenities.





HALL

The main hallway has doors leading off to all rooms and additionally two sets of double doors opening to floor to ceiling built in cupboards offering plenty of space for an upright fridge freezer also with plumbing for a washing machine.

LIVING ROOM

20' 7" x 14' 0" (6.27m x 4.27m) Wonderful character room with a fantastic south facing aspect to the front looking out to the Estuary.

Original moulded coving and offering so much space.

KITCHEN

9' 6" x 5' 10" (2.9m x 1.78m) Inset single drainer sink with fitted cupboards and work tops. Wall mounted gas boiler serving the radiators and hot water.

BEDROOM

13' 2" x 9' 10" (4.01m x 3m) Large double bedroom with a corner window and built in fitted wardrobe cupboards.



BATHROOM

Panelled bath, wash basin and W.C.

ALLOCATED PARKING

The flat has its own allocated parking space and there is an additional visitor parking space.

GARDEN

Small very well tended rear garden.

FRONT GARDEN

Beautifully set and landscaped with a seating area and overlooking the gardens and Estuary .

TENURE

Share of Freehold

Lease - 95 Years remaining.

Service Charge - £1400 per annum (approx) Including Buildings Insurance.

No ground rent.

Council Tax Band D.

EPC Rating C.



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.



Ground Floor

Approx. 54.7 sq. metres



Total area: approx. 54.7 sq. metres

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

