



## London Road

Westcliff-on-Sea

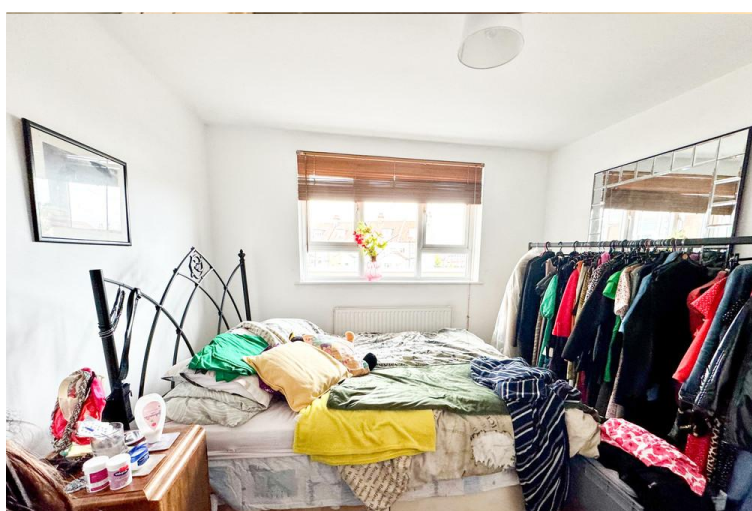
- SECOND FLOOR
- ONE BEDROOM
- LONG LEASE
- WELL PRESENTED



## Guide Price £156,000

A well presented one bedroom purpose built flat that is located on the second floor of Chalkwell Lodge.





A one bedroom second floor flat located in the popular Chalkwell Lodge complex. The accommodation comprises of a living room that looks over Westcliff bowling green. Additionally, you have a fitted kitchen with ample cupboard space. The bathroom features a bathtub with an overhead shower attachment, a low level w/c and a wash hand basin. The bedroom is well proportioned and features built in storage.

Double glazed throughout with gas central heating.

Situated within walking distance of local shops, Chalkwell Park, Chalkwell train station and bus routes to Southend town centre.



## HALL

## LOUNGE

14' 9" x 11' 4" (4.5m x 3.45m)

## BEDROOM

12' 3" x 10' 4" (3.73m x 3.15m)

## KITCHEN

11' 2" x 8' 5" (3.4m x 2.57m)

## BATHROOM

## TENURE

LEASE REMAINING - 136 YEARS

SERVICE CHARGE - £1833 PER ANNUM INCLUDES

BUILDING INSURANCE & WATER RATES

GROUND RENT - £15.75 PER ANNUM

EPC - TBC

COUNCIL TAX BAND - B

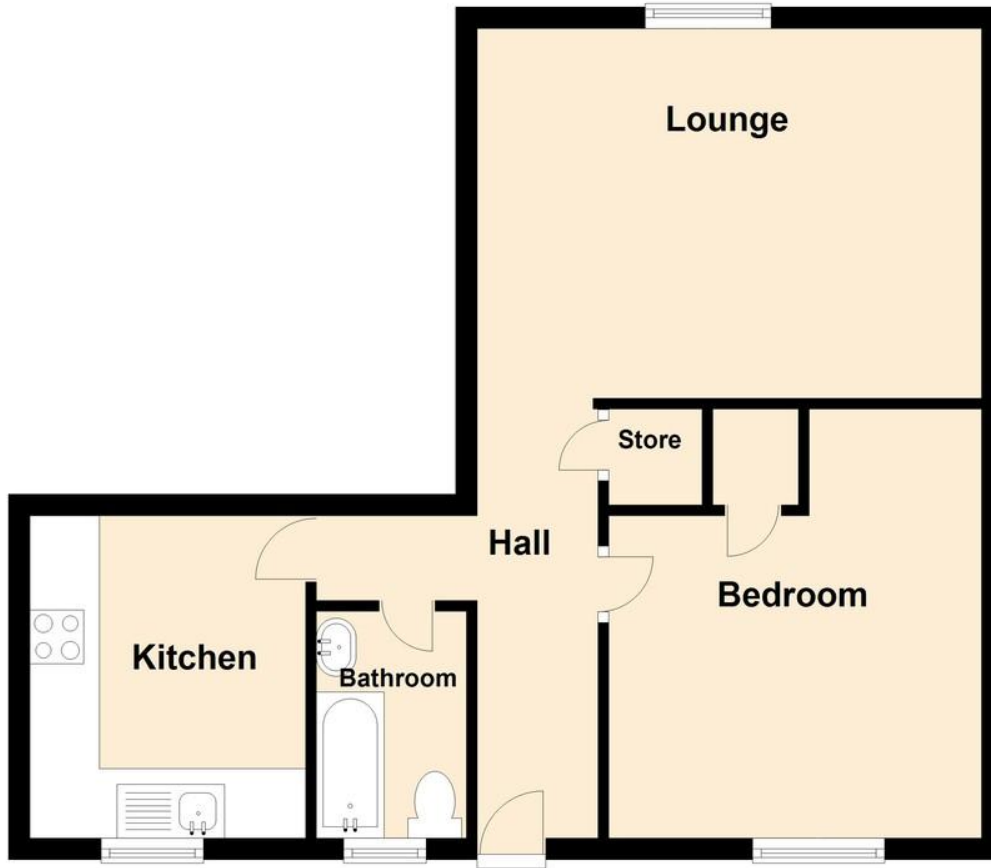


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Second Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

Regulated by RICS

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