



## Britannia Road

Westcliff-on-Sea

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- VIEWS TOWARDS THE ESTUARY



## Guide Price £200,000 to £220,000

**\*\*NO ONWARD CHAIN\*\*** Hair & Son are pleased to present this two double bedroom first floor flat in Britannia Lodge, featuring well maintained communal gardens and a south facing balcony with views towards the estuary.





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We are happy to present 'Britannia Lodge' a purpose built block situated within walking distance to Westcliff train station, the seafront and London Road with all its amenities. Thus making this property very conveniently located. The block also has off road parking.

The property is being brought to the market with vacant possession, therefore no onward chain.

The flat which is found on the first floor features spacious accommodation, with two well proportioned bedrooms. The living room which is at the front of the property has a south facing balcony with views towards the estuary. Lastly you have a bathroom, w/c and a fitted kitchen.

Externally the block is secure and can only be accessed through an intercom system, the communal gardens are well maintained and presented to a great standard.



## ENTRANCE HALL

## HALLWAY

## BEDROOM ONE

13' 10" x 12' 2" (4.22m x 3.71m)

## BEDROOM TWO

13' 1" x 10' 0" (3.99m x 3.05m)

## LOUNGE/DINING ROOM

16' 0" x 13' 8" (4.88m x 4.17m)



## KITCHEN

13' 2" x 7' 4" (4.01m x 2.24m)

## BATHROOM

## WC

## TENURE

LEASE REMAINING - 142 YEARS

SERVICE CHARGE - £1,428 PER ANNUM

GROUND RENT - £23.10 PER ANNUM

EPC - C

COUNCIL TAX - 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.

# First Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 sq. feet)

Regulated by RICS

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