



London Road
Westcliff-on-Sea SS0 9HX

- PURPOSE BUILT 6TH FLOOR FLAT
- LOUNGE WITH SMALL BALCONY
- PERFECT FOR FIRST TIME BUYER OR INVESTORS
- TWO BEDROOMS
- ELECTRIC HEATING
- WALKING DISTANCE TO CHALKWELL PARK AND CHALKWELL STATION
- CAR PARK
- NO ONWARD CHAIN

Guide Price £175,000 Leasehold





Location

A sixth floor flat purpose built flat with lift and stairs access. Lounge with small balcony. Kitchen with oven and hob and bathroom with shower over bath. Double glazing and electric storage heating throughout.

Chalkwell Lodge is a secure gate development with the benefit of communal parking, as well as lift service. Located on London Road the property is extremely well located for amenities including shops and restaurants. It is also close by to Westcliff Station which has direct links to London Fenchurch Street.

Offered to the market with vacant possession, therefore no onward chain.

HALLWAY

KITCHEN
10'6" x 7'9"



LOUNGE

16'1" x 11'1"

BEDROOM ONE

12'1" x 10'4"

BEDROOM TWO

11'1" x 9'6"

BATHROOM

7'6" x 4'3"

BALCONY**TENURE**

LEASE REMAINING - 136 YEARS

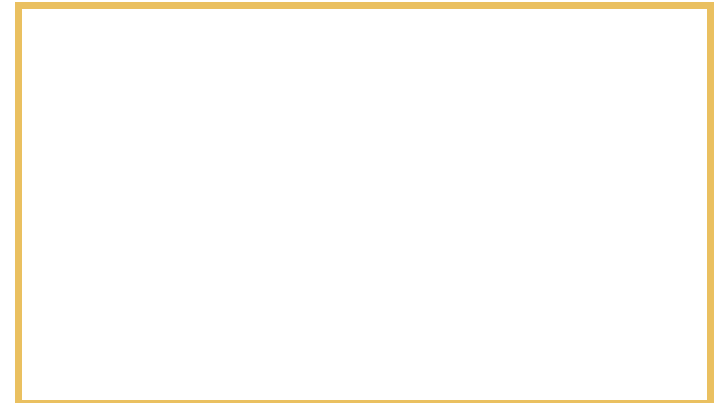
SERVICE CHARGE - £1807.60 (PAID
QUARTELY AT £451.90)WATER RATES - £1066.58 (PAID QUARTELY
AT £266.67)

GROUND RENT - £25.75 PER ANNUM

COUNCIL TAX - B (SOUTHEND ON SEA)

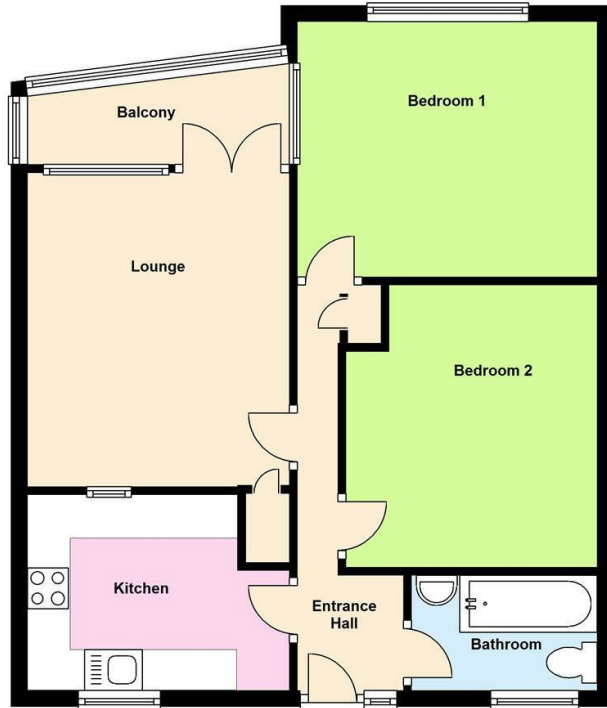
EPC - D

•
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.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **B**
EPC Rating **D**

Sixth Floor



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

Contact
01702 34 11 77
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

