



## Hamlet Court Road, Westcliff-on-Sea Guide Price £125,000 Leasehold

- Popular retirement complex
- Good size lounge/diner
- Westcliff station right outside the complex
  - 24 hour emergency pull cord system
- Over 60's only please (a partner can be 55)
- One bedroom
- Hamlet Court Road on the doorstep
- Well-maintained block
  - Double glazed
  - Full lift service





This well presented one bedroom fourth floor retirement apartment offers a good size lounge/diner with the benefit of a balcony offering distant sea views and room for a small table and chairs. There is a well fitted kitchen along with double bedroom with built-in wardrobe cupboard and fitted bathroom.

The apartment has a 24 hour emergency pull cord system in place, electric heating and double glazing as well as benefiting from a residents parking permit. This sought-after block is well maintained with communal residents lounge and laundry room as well as pleasant gardens and a full lift service.

Located at the far end of Hamlet Court Road it is perfectly positioned for the local shops and eateries, mainline railway station, bus services and of course the seafront.

Property for over 60's only (a partner can be 55) and no pets please. We would strongly recommend booking an early appointment to avoid disappointment.

#### **ENTRANCE HALL**

7'8" x 6'8"

#### **LOUNGE/DINER**

19'0" x 6'6"

#### **KITCHEN**

7'6" x 7'7"

#### **BEDROOM**

17'3" x 5'3"

#### **BATHROOM**

6'8" x 5'5"

• 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.

#### **TENURE**

LEASE REMAINING - 103 YEARS

SERVICE CHARGE - £3,642.40 P/A

GROUND RENT - £385.00 P/A

COUNCIL TAX - C

EPC - BAND B

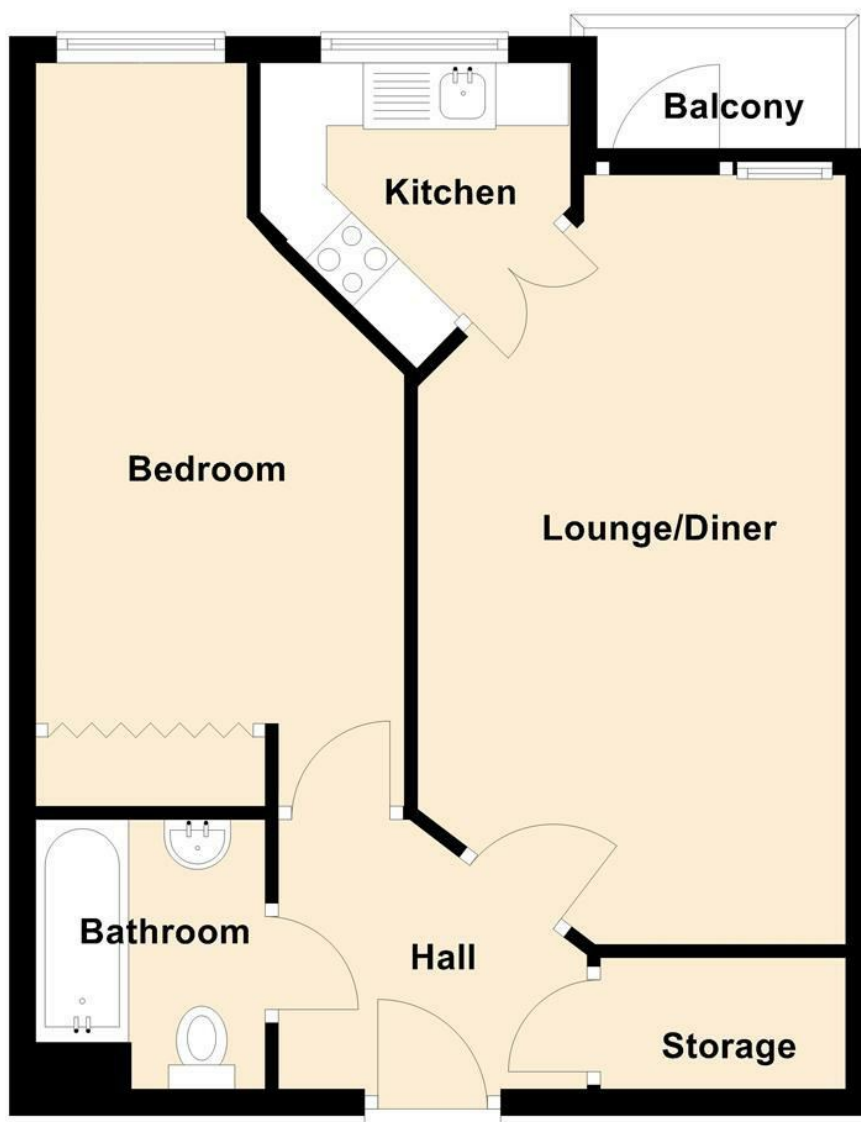


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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

## Fourth 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.