



## Electric Avenue , Westcliff-on-Sea SS0 9NJ

- GROUND FLOOR FLAT
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- ONE BEDROOM
- WELL PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION CLOSE TO AMENITIES

**Guide Price £130,000 Leasehold**



## Location

Hair & Son are pleased to market this one bedroom ground floor flat in Electric Avenue. The location provides easy access to nearby amenities, and it is a popular residential location.

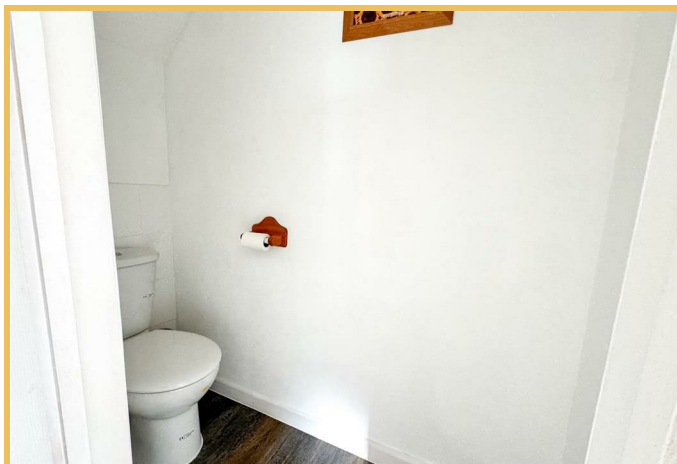
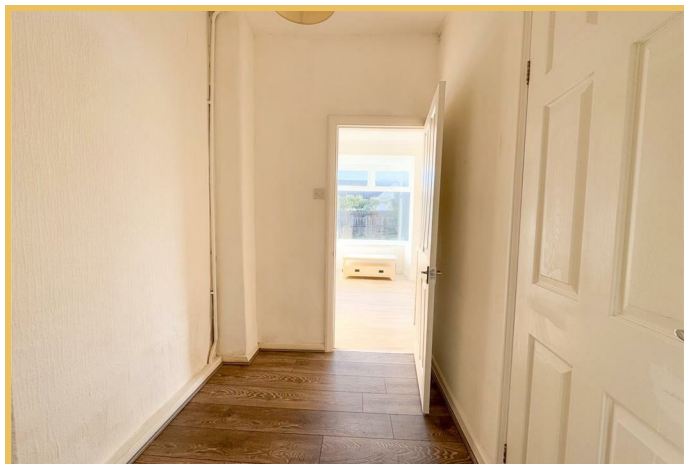
The property is well presented throughout with new carpets laid to the living room and bedroom. The living room is at the front of the flat and offers fantastic natural light which is enhanced by the bay window.

The hallway leads down to the bedroom, separate w/c, small reception room, bathroom and kitchen to the direct rear.

The fitted kitchen comes with a range of base and eye level units and provides direct access into the private rear garden. The garden is a mixutre of an immediate decking area and then grass laid to lawn.

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

The property is to be sold with the current lease length, to cash buyers only.



**HALL**

17'2" x 2'4"

**LIVING ROOM**

14'6" x 10'8"

**BEDROOM**

11'3" x 10'2"

**WC****RECEPTION ROOM**

5'9" x 5'8"

**BATHROOM****KITCHEN**

12'5" x 9'8"

**GARDEN****TENURE**

LEASE - 59 YEARS REMAINING

EPC - BAND C

COUNCIL TAX - A

GROUND RENT - £25 PER QUARTER

SERVICE CHARGE - £616.28 HALF YEARLY

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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 **A**  
 EPC Rating **C**



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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.