



Britannia Lodge, Westcliff-on-Sea Offers Over £220,000 Leasehold

- Two bedrooms
- Balcony with views towards the estuary
 - Well presented throughout
- Walking distance to the seafront and Westcliff train station
- Top floor apartment
 - Garage
 - Long lease
 - No onward chain





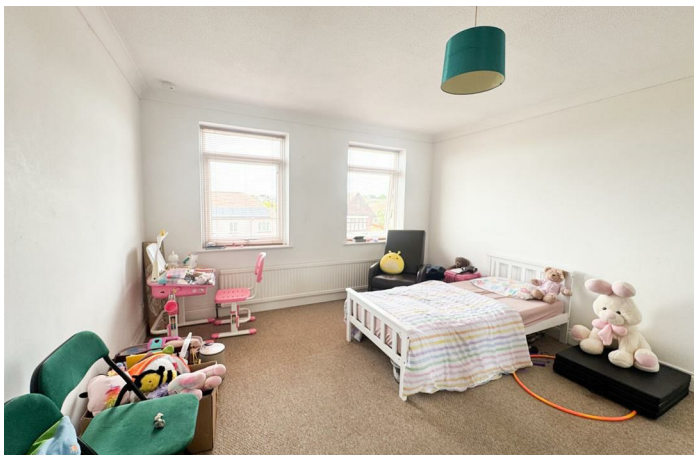
A two bedroom top floor apartment located within Britannia Lodge offered to the market with vacant possession. The property has the great benefit of being offered to the market with a garage and a balcony with views towards the estuary.



Located on the top floor, you are brought into a hallway that allows access into all of the adjoining rooms. There is a good size lounge with a balcony that provides rooftop views towards the estuary and Leigh-on-sea.

The fitted kitchen has a range of appliances consisting of an oven, electric hob and extractor fan and fridge freezer with splash back tiling to the walls and a tiled floor.

There are two double bedrooms that are both a good size.



A three piece bathroom consists of a contemporary style bath with an electric shower over, vanity sink unit and enclosed wc.

There is also the benefit of an additional separate wc, again of contemporary style.

Located within a short walk to Westcliff train station, Hamlet Court Road shops, Westcliff seafront and Chalkwell Park.

An ideal first or investment purchase.





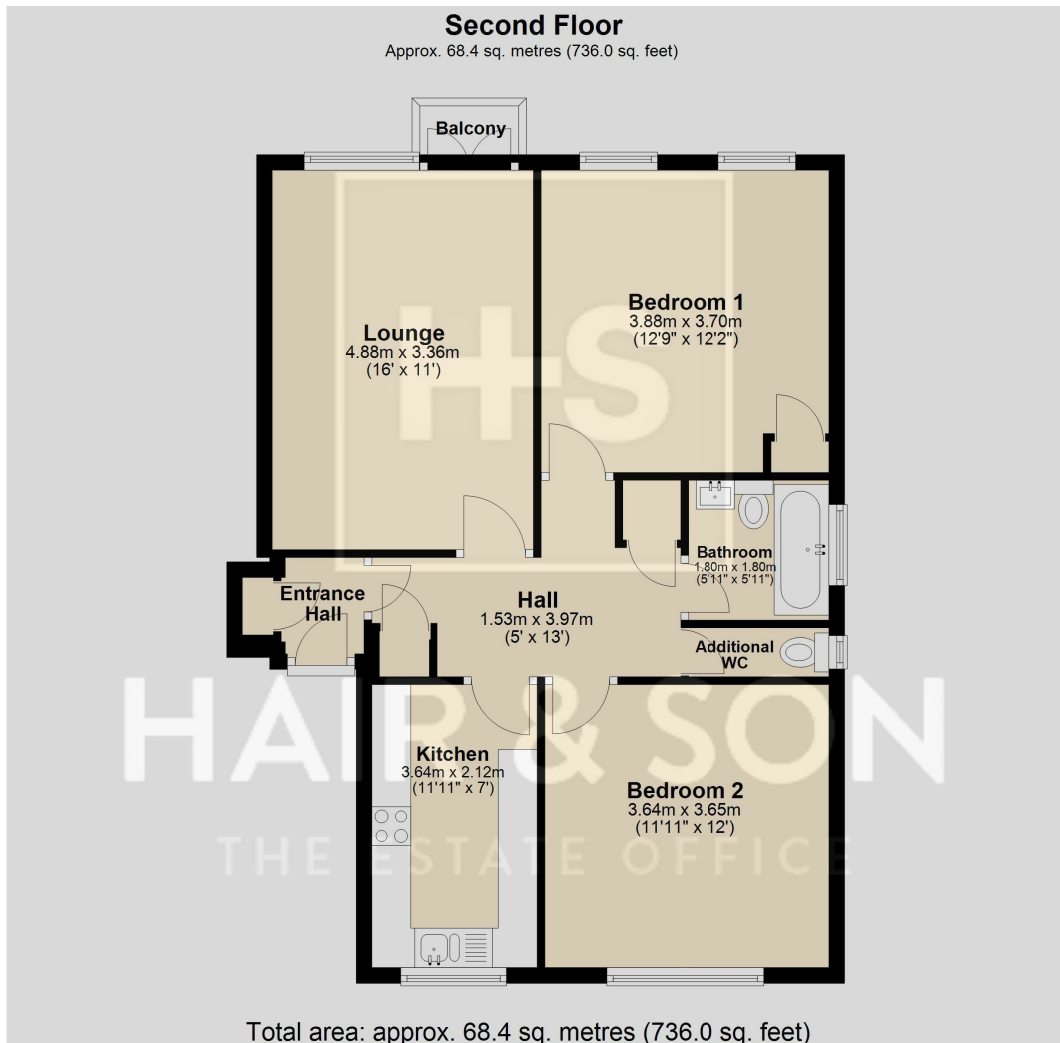
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Second Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



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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.