



# FOR SALE

## Montague Court, Hamlet Court Road, Westcliff-On-Sea SS0 7EX

Asking Price £230,000 Leasehold

- Retirement Property for Over 60's
- First Floor Apartment
- South Facing Balcony
- Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Lift Access
- Residents Parking
- \*\*First 12 months Service Charges Paid\*\*
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Superb first floor two double bedroom apartment in a sought after retirement complex for the over 60's. Located close to the train station in Westcliff with sea glimpses and convenient for local amenities, this fantastic property offers a host of residential facilities including lounge, laundry, gardens, parking and lift to all floors. This apartment offers a spacious

lounge with dining area and south facing private balcony, separate kitchen, two double bedrooms, three piece bathroom and ample fitted storage. Offered with no onward chain.  
**\*\*First 12 months Service Charges Paid\*\***

### Entrance

Secure main entrance with ground floor resident facilities including laundry, lounge and gardens. Lift and stairs to all floors. Own front door into apartment.

### Hall

Spacious hall with fitted carpet, three storage cupboards and doors to all rooms.

### Lounge

Large lounge with fitted carpet, wall mounted heater, coving and double glazed door out to the south facing balcony. Opening to dining room and double doors to kitchen.

### Dining Room

Dining room from lounge with fitted carpet, coving and double glazed window.

### Kitchen

Fitted kitchen with double glazed window, vinyl floor and spotlights. Wall and base units with work surface, tiled splash backs and stainless steel sink & drainer. Integrated double eye level oven and space for under counter fridge & freezer.

### Bedroom 1

Bedroom with south facing double glazed window, fitted carpet, coving and wall mounted heater. Fitted wardrobe with mirror folding doors.

### Bedroom 2

Bedroom with south facing double glazed window, fitted carpet, coving and wall mounted heater.

### Bathroom

Three piece bathroom comprising of WC, vanity wash hand basin and bath with over head shower and glazed screen.

### Tenure

Leasehold - TBC

**\*\*First 12 months Service Charges Paid\*\***

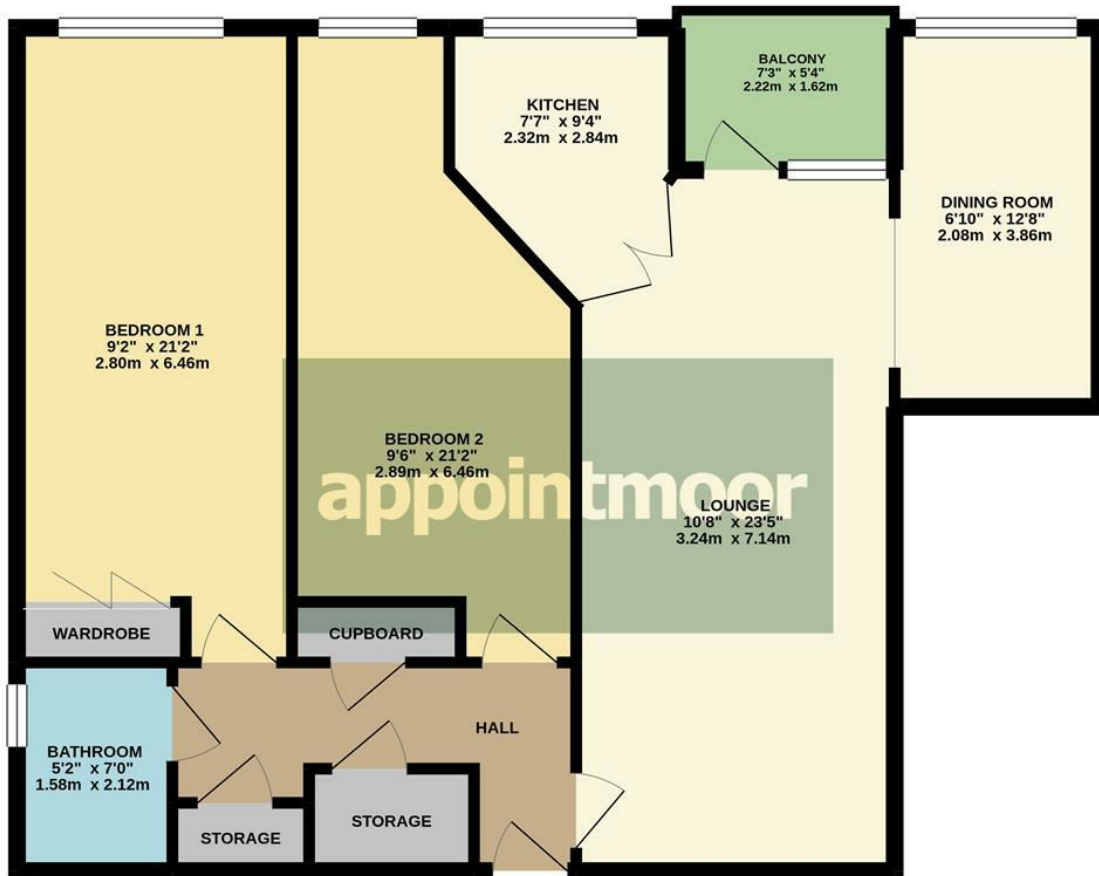
### External

Pleasant communal garden and residents parking.



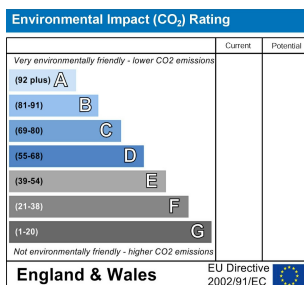
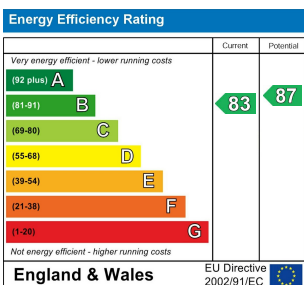
# FIRST FLOOR

878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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