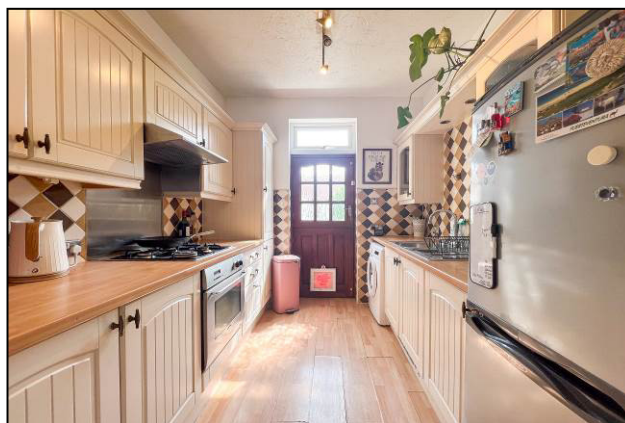


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cotswold Road, Westcliff-on-Sea, SS0 8AB



£235,000

Situated in a popular part of Westcliff is this spacious, well presented first floor apartment with a long Lease of 154 years, own private rear garden and within approximately 0.5 miles of Westcliff railway station.

Viewing highly advised. Our Ref: 18956.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Communal entrance door into communal hallway.
Personal door to entrance hall. Stairs to first floor.

SPACIOUS LANDING

Storage cupboard. Radiator.

BEDROOM ONE 18' 1" x 10' 10" (5.51m x 3.3m)

Double glazed bay window to rear aspect. Feature fireplace. Wood effect flooring. Radiator.



BEDROOM TWO 13' 5" x 8' 7" (4.09m x 2.62m)

Double glazed window to front aspect. Wood effect flooring. Radiator.



LOUNGE 14' 10" x 11' 9" plus bay window (4.52m x 3.58m)

Double glazed bay window to front aspect. Feature fireplace. Wood effect flooring. Radiator.



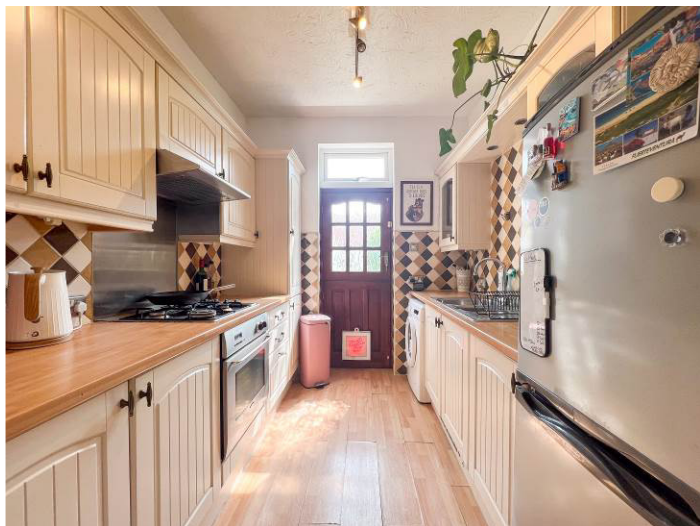
SHOWER ROOM

Obscure double glazed window to rear aspect. A modern three piece suite comprising shower enclosure with glass shower screen, wash hand basin inset to vanity unit with storage below and low level wc. Chrome heated towel rail. Tiled walls. Tiled flooring.



KITCHEN 9' 1" x 7' 8" (2.77m x 2.34m)

Stable door leading onto balcony. A modern range of base and eye level units incorporating roll edge work top with inset stainless steel sink drainer unit. Built in oven with gas hob and extractor hood above. Space for fridge freezer. Space for washing machine. Tiled splash back. Wood effect flooring.



BALCONY 9' 1" x 7' 8" (2.77m x 2.34m)

Wrought iron railings. Decked flooring. Steps leading down to private rear garden. A laid to lawn area. Small patio with space for table and chairs. Newly erected fencing to all boundaries.



The **FRONT** has pathway with slate shared front garden.

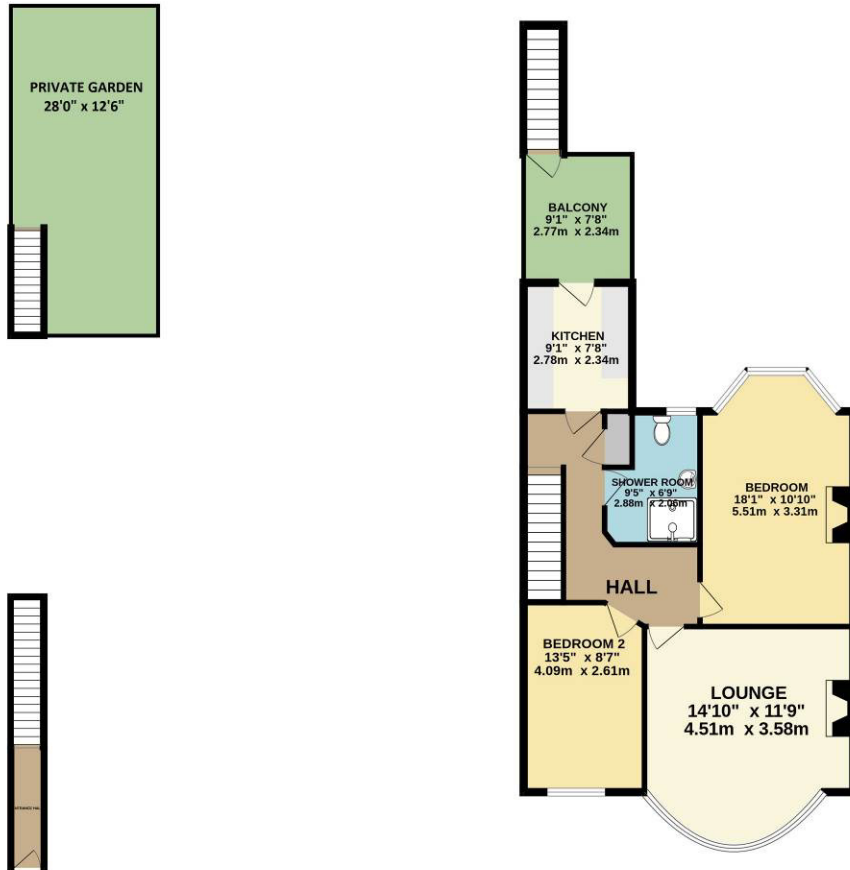
Agents Note:

The vendors advise that the purchase price has been reduced to allow for known future repairs that are needed to the roof of the property. Whilst these works are not required immediately, the downstairs lessee is also aware and is willing to contribute half of the cost towards the works (as is required by the lease).

Service Charge : Not Applicable.

Ground Rent : £15 per annum.

Lease : Approximately 154 years remaining.



TOTAL FLOOR AREA: 860 sq. ft. (80.7 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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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.