



PALMERSTON ROAD, WESTCLIFF ON SEA
GUIDE PRICE: - £250,000 TO £260,000 LEASEHOLD

A LOVELY TOP FLOOR ONE BEDROOM APARTMENT WITH AMAZING SEA VIEWS

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Guide Price: -£250,000- £260,000

Winkworth of Leigh are delighted to offer for sale this modern, well presented top floor apartment situated in a popular area within a stone's throw of Westcliff seafront and conveniently located for Westcliff mainline station and Hamlet Court Road shopping area.

The property boasts one well-appointed bedroom, perfect for relaxing after a long day. The apartment is bright and airy, with sea views from all rooms. Don't miss out on the chance to make this delightful property your own and enjoy all that it has to offer. Contact us today to arrange a viewing

ACCOMMODATION COMPRISES: -

Approached via original hardwood door into communal hallway. Staircase rising to second floor. Personal door into:

HALLWAY: - Polished wood floor. Radiator. Built-in storage. Wall mounted entry phone. Coved cornice to smooth ceiling.

LOUNGE: - 13' 0" x 12' 4" (3.96m x 3.76m). Double glazed sash style window to the front aspect with views of the estuary. Column radiator. Polished wood flooring. Smooth ceiling.

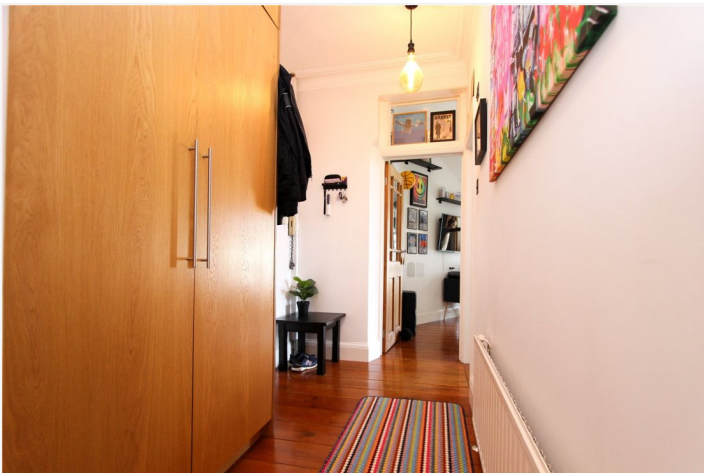
BATHROOM: - Opaque double-glazed sash style window to the side aspect. Comprising panelled bath with mixer tap with mains shower unit with fixed rainfall shower head and hose attachment. Glass shower screen. Pedestal wash hand basin. Low-level w.c. Part tiled walls. Tiled floor. Wall mounted combination boiler.

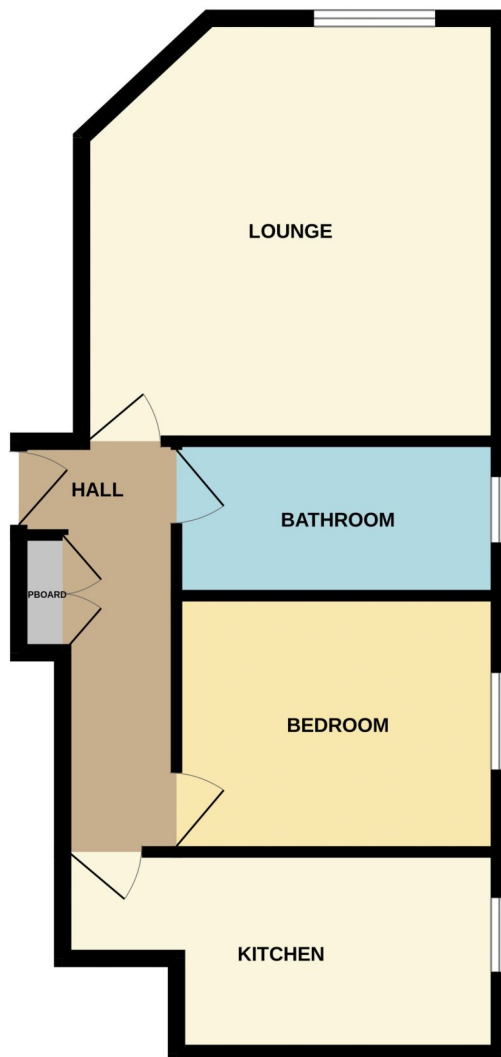
Smooth ceiling with recessed spotlights.

BEDROOM: - 9' 8" x 8' 5" (2.94m x 2.56m). Double glazed sash style window to the side aspect with views of the estuary. Fitted carpet. Radiator. Smooth finish ceiling.

KITCHEN: - 6' 11" x 13' 0" (2.11m x 3.96m). Double glazed sash style window to side aspect with views of the estuary. Fitted with contemporary dark grey matt finish units to base and eye-level with roll edge work surfaces. Inset single bowl sink unit with mixer tap. Built-in electric oven and hob with stainless steel extractor canopy over with brushed aluminium splashback. Plumbing for washing machine. Breakfast bar. Smooth ceiling with recessed spotlights.

OUTSIDE: - There are communal gardens to the rear of the building.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 152 year and 11 months

Service Charge: £1250 per annum

Ground Rent: £ 60 Annually (subject to increase)

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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