



CROWSTONE ROAD, SS0
£210,000 LEASEHOLD

ONE BEDROOM GROUND FLOOR FLAT WITH GARDEN AND PARKING

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DESCRIPTION:

Winkworth are delighted to offer this delightful, spacious light and airy one bedroom, ground floor flat, situated close to Chalkwell Park and Westcliff mainline train station and seafront. The property benefits from a fitted kitchen & bathroom, many period features, own rear garden and off-street parking. Long lease, with right to manage and NO ONWARD CHAIN. We strongly recommend an internal viewing.

Entrance - Entrance via driveway leading to communal front door, large hallway with doors leading to flats, double sized wooden window to side aspect, meter cupboard, carpet to floor.

Hallway - Own front door, coved ceiling, large storage cupboard, wooden effect flooring.

Lounge - 13'02 x 11'01 (4.01m x 3.38m) - High ceiling, recess spotlights, two wooden sash windows to side aspect, attractive ornate fireplace and hearth with a gas fire, dado rail, upvc double glazed window and door to own private rear garden, two radiators, wooden effect flooring.

Kitchen - 8'08 x 7'03 (2.64m x 2.21m) - High ceiling, two wooden sash windows to side aspect, part tiled walls, ceramic sink, stainless steel mixer taps, a range of matching eye level and base units, integrated electric oven and gas hob, extractor over, plumbing and space for washing machine, radiator, wooden effect flooring.

Bedroom - 11'08 x 10'06 (3.56m x 3.20m) - High ceilings, two double glazed Upvc windows to

rear aspect, wooden effect flooring.

Bathroom - High ceilings, part tiled walls, panel bath and shower, chrome mixer taps and shower attachment, shower screen, high level wooden sash window to side aspect, low level w/c, pedestal wash basin, radiator, ceramic tiled floor.

Exterior - Private courtyard style garden to the rear

Agents Notes

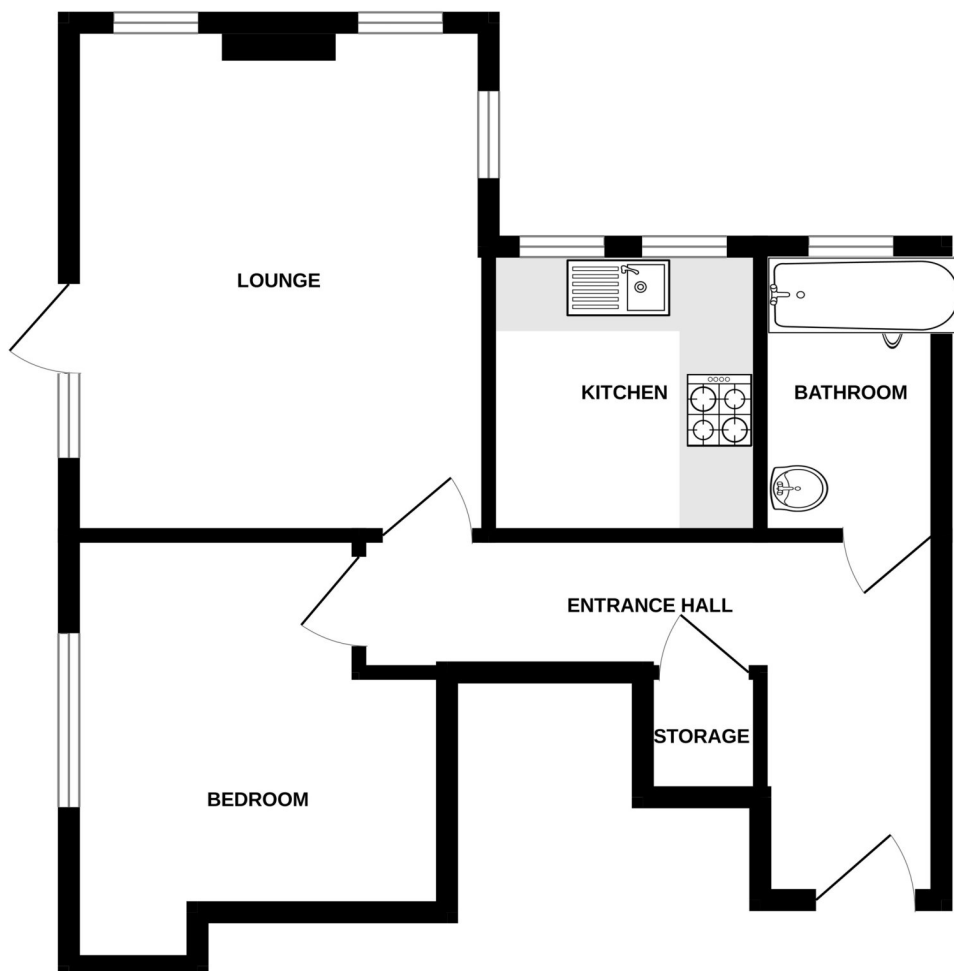
Council Tax Band B

Right To Manage

Lease 189 years from 01/06/1984



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.1 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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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.

Tenure: Leasehold

Term: 151 year

Service Charge: £600 per annum

Ground Rent: £ 30 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(48-54) E	57
(35-47) F	
(1-34) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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