



PALMERSTON ROAD, ESSEX, SS0
£240,000 LEASEHOLD

ONE BEDROOM FIRST FLOOR FLAT WITH LONG LEASE AND RIGHT TO MANAGE

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DESCRIPTION:

Winkworth has the pleasure of bringing to the market this well maintained FIRST FLOOR flat benefiting from having OFF STREET PARKING a LONG LEASE OF 143years, a BALCONY and the option to use the communal garden.

Being offered on a Guide price of £240,000 - £250,000 located just a few minutes to the beach and Westcliff C2C station.

Communal entrance, stairs to internal front door: -

Hallway, fitted carpet, radiator cupboard housing plumbing for washing machine doors leading to: -

Separate WC, obscure double-glazed window to side aspect, fully tiled floor and walls, heated towel rail, hand wash basin, smooth plastered ceiling with spot lights.

Bedroom 13'1 x 9'4

Double glazed window to rear aspect, fitted shutters to remain, wardrobe to remain, radiator, carpet, painted walls and ceiling, chandelier style light fitting and coving.

Lounge 16'5 x 12'2

Double glazed square bay window to front aspect, fitted shutters to remain, fitted carpet, radiator with cover, original fire place, bespoke fitted cupboards and shelving units, smooth painted walls and ceiling, spot lights, original coving

Kitchen 9'4 x 6'8

French double-glazed door to front leading to west facing balcony offering glimpses of the estuary. Fitted with a range of floor and wall mounted cupboards and drawers, tiled splash backs, wood effect work tops, integrated oven hob & extractor fan, sink, mixer tap, fridge freezer to remain

Shower room 9'0 x 4'8

Obscure double-glazed window to side aspect, airing cupboard housing combination boiler, tiled floor with under floor heating, tiled walls, double shower tray rain forest shower over, glass screen, smooth paint ceiling with inset spot lights, vanity sink unit with drawers, sink and mixer tap, heated towel rail.

Off street parking to the front for one car.

Communal garden to the rear.

Agents Notes

143 Year Lease

Right to Manage

Peppercorn ground rent

Service Charge & Insurance
£425.08

Reserve Fund Contribution £120.00





TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 119 year and 0 months

Service Charge: £545.08 per annum

Ground Rent: £ Peppercorn 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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