



STUART THOMAS
ESTATES

London Road

, Westcliff-on-Sea, SS0 9HU

- LOUNGE WITH SUN BALCONY
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LUXURY SHOWER ROOM
- GAS CENTRAL HEATING

Guide Price £210,000

EPC Rating '73'



ENTRANCE HALL Entrance door with a glazed panel and adjacent side screen leads to the entrance hall with laminate flooring. Radiator with cover. Cupboard housing the service meters.

LOUNGE/KITCHEN 24' 0" x 10' 5" (7.32m x 3.2m) This superb room has laminate flooring. Double glazed French doors lead to the SUN BALCONY. Radiator with a cover. Open plan to the:-

LUXURY KITCHEN Superbly fitted with a range of units at eye and base level with ample work surfaces. Integrated fridge, freezer, slimline dishwasher and washing machine. 4 ring gas hob with an extractor cooker hood over. Oven in housing unit. Concealed gas fired central heating boiler. Single drainer one and a half bowl sink unit with a mixer tap over. Double glazed window to the front.

BEDROOM ONE 10' 2" x 9' 8" (3.12m x 2.97m) Sliding door mirrored wardrobes to one wall. Double glazed window to the rear. Radiator. Two wall lights. Coving.

BEDROOM TWO 9' 1" x 8' 9" (2.79m x 2.69m) Double glazed window to the side. Radiator. Sliding door wardrobes to one wall. Coving.

LUXURY SHOWER ROOM Superbly fitted with a low level wc with a concealed cistern, adjacent vanity wash basin with cupboards under. Large walk in shower. Double glazed obscure window to the front. Heated towel rail. Electric shaver socket. Mainly tiled in quality tiles to the floor and walls.

LEASE INFORMATION Service Charge £441.02 paid quarterly

Ground Rent £15.75 per annum

199 year lease from 1964

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

