

Flat 1, Devere Court, Eastwood Old Road, Leigh-on-Sea, SS9 4RZ



£175,000

Situated in a sought after location is this immaculate one bedroom ground floor flat in a purpose built development with private car park to rear with own parking space. Within very close walking distance to local shops and bus routes.

NO ONWARD CHAIN. Council Tax Band: B.

EPC Rating: C. Our Ref: 20139.

Accommodation comprises:

Entrance via communal entrance door with security entry phone system.



Hardwood door to property.

ENTRANCE HALL

BEDROOM 13' 3" x 8' 2" (4.04m x 2.49m)

Double glazed window to front aspect. Electric storage radiator. Coving to textured ceiling.



BATHROOM

A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Plastered ceiling.

LOUNGE 17' 5" x 16' 5" (5.31m x 5m)

Double glazed window to front aspect. Electric storage radiator. Coving to texturing ceiling. Open plan to kitchen area.

KITCHEN 9' 10" x 7' 1" (3m x 2.16m)

Double glazed window to front aspect. A range of base and eye level units incorporating work surface with inset one and a half stainless steel sink drainer unit. Integrated electric oven. Electric hob with extractor above. Space and plumbing for appliances. Tiled splash backs. Tiled flooring.

EXTERIOR.

To the rear of the building is a private car park with one allocated space per flat. Small communal garden.

Agents Note:

We have been informed by the vendor:

Lease with approximately 150 years remaining.

Ground Rent: £150 per annum.

Service Charge: £50 per month.

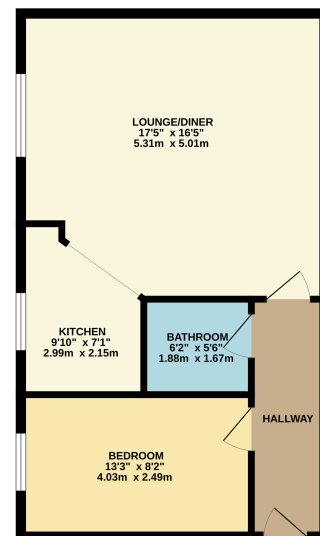
The property is currently being rented at £895 per calendar month.

New windows for fitted in 2024.

A new immersion heater has recently been installed.

The three white appliances in the kitchen are to remain.

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
When every attempt has been made to ensure the accuracy of the floorplans compiled here, measurements of these drawings should not be relied upon as a substitute for a professional survey. This plan is for illustrative purposes only and should not be used as such in any proceedings or contracts. The services, appliances and fixtures shown here are not intended to be a guarantee as to their availability or otherwise can be given.
Made and adopted 01/02/2024

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.