



STUART THOMAS  
ESTATES



- LARGE LIVING ROOM
- 2 GOOD SIZED BEDROOMS
- EASY ACCESS TO A127
- SHORT DRIVE TO SOUTHEND HOSPITAL

238 Mendip Crescent, Westcliff-on-Sea, Essex, SS0 0HE

£170,000

Recently refurbished with new carpets and floor coverings is this spacious first floor flat located within easy access of the A127 and offering a large living room and 2 good sized bedrooms. The flat overlooks a green area and is a short drive to Southend Hospital. New installed boiler and cooker. Ideal first time buy or investment property.



## Property Description

### HALL

Entrance into a small hallway with storage cupboard. Radiator. Light wood effect laminate flooring. Open to lounge.

### LOUNGE

15' 10" INTO BAY " x 13' 10" (4.83m x 4.22m) A light and airy double aspect room with a double glazed window to the side and a bay window to the front. Fireplace with electric fire. Carpet. Radiator. Door to kitchen. Door to inner hall.

### INNER HALL

Access to loft. Carpet.

### KITCHEN

9' 05" x 8' 00" (2.87m x 2.44m) The kitchen has a range of eye and base level units with wood effect work surfaces over and stainless steel sink. Tiled splash back. Integrated electric oven with electric hob over. Plumbing for washing machine. Space for under counter fridge and under counter freezer. Recently fitted wall mounted Baxi boiler. Parque effect laminate flooring. Double glazed window to back.



### BEDROOM ONE

13' 02" x 10' 03" (4.01m x 3.12m) Built in storage cupboard. Double glazed window to front. Carpet. Radiator.



### BEDROOM TWO

11' 11" x 9' 02" (3.63m x 2.79m) Another good sized bedroom with a built in storage cupboard. Double glazed window to rear. Radiator. Carpet.

### BATHROOM



Pedastel hand wash basin. Bath with mains shower over. Close coupled WC. Tiled to all visible walls. Double glazed window to rear with opaque glass. Radiator. Tiled effect vinyl flooring.

#### OUTSIDE SPACE

The property overlooks a pleasant green.

#### AGENTS NOTE

Lease length is 125 years from 2004. Service charge and ground rent is £67.89 per calendar month.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		

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