



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Meteor Road, Westcliff-On-Sea



Morgan Brookes believe - This first floor apartment is located in an enviable Westcliff-On-Sea position, within a short walk to Hamlet Court Road, Westcliff Mainline Station and the Seafront! Offering a modern reception room with kitchenette, one double bedroom with balcony, a bathroom and off-street parking, this property would be perfect for a single person or couple alike.

Our Sellers love - That the great location offers a London City commuter an easy journey into Fenchurch Street from the property's doorstep, and in just an hour!

Key Features

- Ideal Buy 2 Let Or First Time Purchase.
- One Bedroom First Floor Apartment.
- Modern Kitchen & Bathroom.
- Gas Central Heating.
- Off Street Parking
- Close To Hamlett Court Road, Seafront & Westcliff Mainline Station (0.3 miles).
- No Onward Chain.

**Offers in Excess of
£150,000**

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Meteor Road, Westcliff-On-Sea

Entrance

Wooden panelled communal door leading to:

Communal Hallway

Cupboard housing meters, carpeted floor.

Bathroom

10' 0" x 5' 3" (3.05m x 1.60m)

Double glazed obscured window to side aspect, panelled bath, shower screen, raised shower system, low level W/C, pedestal hand basin, smooth ceiling.

Living Space

16' 11" x 13' 1" (5.15m x 3.98m)

Double glazed window to the side aspect, wood effect flooring, smooth ceiling, radiator, roll top work surface incorporating stainless steel sink and drainer, four point gas hob, integrated cooker, extractor.

Bedroom

13' 3" x 9' 1" (4.04m x 2.77m)

Double glazed window to rear aspect, double glazed door leading to balcony, built in wardrobes, wood effect flooring, radiator, smooth ceiling.

Balcony

Seating area.

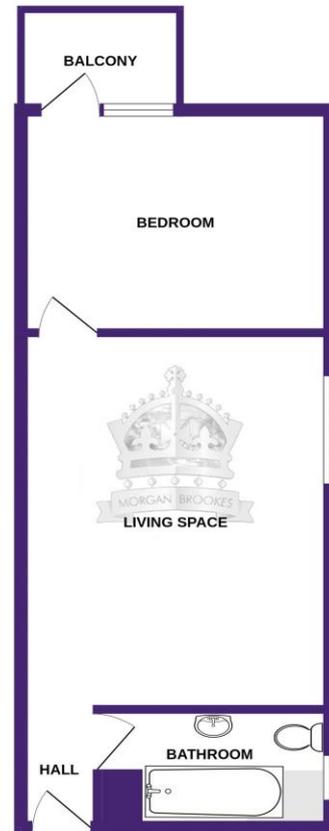
Front of Property

Off street parking for one vehicle.

Additional Information

Council Tax Band: B Length Of Lease: 152 years remaining (189 years from September 1988) Ground Rent: £0 Service Charge: £1,821 Ground Rent Reviewed: 0 (TBC) Service Charge Reviewed: (TBC)

FIRST FLOOR



MORGAN BROOKES LTD

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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Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.