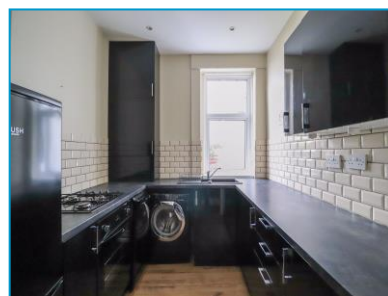
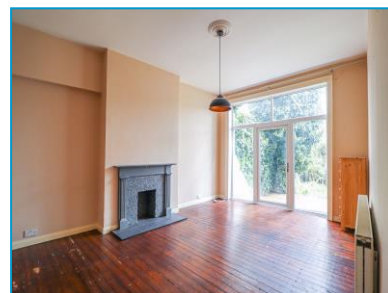




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Palmeira Avenue, Westcliff-On-Sea



Morgan Brookes believe - This ground floor apartment would be perfect for a first time buyer or as an investment property. Large living area leading out to the garden, you also benefit from a modern kitchen & bathroom.

Our Sellers love - Being a stones throw from the seafront and train station, as well as positioned within close proximity to bars, restaurants and cafes.

Key Features

- No Onward Chain.
- 148 Year Lease Left (From 2025).
- One Bedroom Ground Floor Apartment.
- Modern Kitchen & Bathroom.
- Off Street Parking To Front.
- Communal Rear Garden.
- Close To Westcliff Station, Seafront & Restaurants.
- Call Morgan Brookes Today.

Guide Price
£200,000 - £210,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Palmeira Avenue, Westcliff-On-Sea

Entrance

Obscure double glazed panelled door leading to:

Entrance Porch

13' 9" x 12' 3" (4.19m x 3.73m)

Door to pantry, glazed panelled door leading to:

Entrance Hallway

Smooth ceiling with spotlights, carpet flooring, doors leading to:

Living Room

18' 7" x 12' 6" (5.66m x 3.81m)

Double glazed patio door leading to rear communal garden (possibly private, this is to be confirmed), feature fire place, radiator, smooth ceiling, wood effect flooring.

Kitchen

8' 3" x 7' 7" (2.51m x 2.31m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating one and half bowl sink and drainer, four point gas hob, fitted oven, space and plumbing for appliances, wood effect flooring.

Bedroom

11' 6" x 10' 9" (3.50m x 3.27m)

Two double glazed window to rear aspect, radiator, carpet flooring, double glazed panelled door to rear garden.

Bathroom

8' 5" x 4' 10" (2.56m x 1.47m)

Obscure double glazed window to side aspect, panelled bath with shower attachment, shower screen, pedestal wash hand basin, low level W/C, radiator, tiled flooring.

Rear Communal Garden

Decked seating area from property, remainder laid to lawn, side access.

Front Of Property

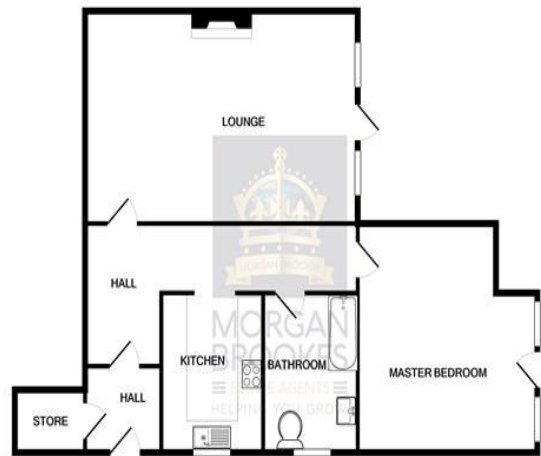
Off street communal parking for up to three cars.

Additional Information

Council Tax Band: B Tenure: Leasehold 148 Years Remaining from 2025

Ground Rent & Service Charge: £4500 Ground Rent Reviewed: TBC

Service Charge Reviewed: TBC



TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 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 misstatement. 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: B

01268 755626

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Guide Price
£200,000 -
£210,000

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.