



## Grove Court, Westcliff On Sea

**GREAT LOCATION:** Castle Estate Agents are pleased to offer FOR SALE this lovely 2 bedroom second floor apartment set in this ideal location within walking distance to Chalkwell park, STATION, local shops, BARS, RESTAURANTS, HOSPITAL and all bus routes, benefiting from a very LONG LEASE.

- 2 bedrooms
- Communal parking
- Hardwood flooring
- Double glazed
- Communal gardens
- 2nd Floor apartment
- Good condition
- Gas central heating
- Long lease
- Westclif school catchment

**£215,000 Leasehold**

## Front aspect

Communal gardens, Communal drive to Communal gardens, Communal entry door with entry phone system, stairs to 2nd floor and own front door.

## Hallway

Doors to all rooms, entry phone system, sky light, laminated wood flooring, radiator, 3 x storage cupboards.

## Lounge 15'0" by 10'8" (4m 57cm x 3m 25cm)

Coving, power points, tv point, laminated wood flooring, radiator, telephone point, double glazed window to the rear aspect.

## Kitchen 12'5" by 6'9" (3m 78cm x 2m 6cm)

Double glazed window to the rear aspect, spots, coving, wall mounted combi boiler, tiled splash backs, eye level and base level units, stainless steel single drainer with mixer taps, 4 ring stainless steel gas hob, under oven and over extractor fan, roll top work surfaces, power points, space for dish washer, washing machine and fridge freezer, tiled flooring.

## Bedroom 1 12'0" by 10'10" (3m 66cm x 3m 30cm)

Double glazed window to the rear aspect, Radiator, power points. new carpets.

## Bedroom 2 9'0" by 8'4" (2m 74cm x 2m 54cm) Max


Double glazed window to the rear aspect, Radiator, power points. new carpets.


## Bathroom

Sky light, fully tiled, tiled flooring, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

