



Parkgate, Westcliff on sea

CONSERVATION AREA: Castle Estate Agents are pleased to offer FOR SALE this rarely on the market 2 DOUBLE BEDROOM PERIOD first floor apartment set within easy walking distance to STATION, CITY CENTRE, SEA FRONT, local shops, bars, restaurants and LOCAL SCHOOLS, benefiting from a OFF STREET PARKING.

- 2 Double bedrooms
- Period property
- Parking space
- Chain free
- Close to Town center
- First floor apartment
- Kitchen/Breakfast room
- Communal gardens
- Long lease
- Close to all bus routes

£190,000 OIEO Leasehold

Front aspect

Hardwood communal door with frosted leaded glass insets to communal hallway with picture rail, stairs to first floor dado rail and own hardwood door to:

Hallway

Doors to all rooms, dado rail, entry phone system, power points, storage cupboard, loft access.

Lounge 15' 5" by 13' (4m 70cm by 3m 96cm), (I)

2 x Hardwood windows to front aspect with fitted blinds, radiator, high ceiling, power points, coving, dado rail.

Kitchen/Diner 9' 3" by 7' 5" (2m 82cm by 2m 26cm), (I)

Black high gloss eye level and base level units, roll top work surfaces, space for electric cooker, fridge freezer and washing machine, stainless steel sink with single drainer and mixer taps, tiled splash backs, coving, radiator, 2 x hardwood windows to front aspect with fitted blinds, power points.

Bathroom

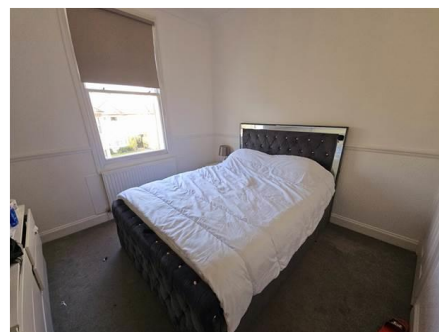
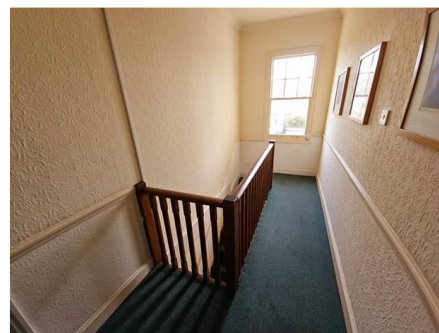
Three piece White suite comprising of low level wc, wash hand basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, radiator, fully tiled walls, lino flooring, extractor fan, coving.

Bedroom 1 10' 7" by 10' 6" (3m 23cm by 3m 20cm), (I)

Hardwood window to rear aspect with fitted blind, coving, dado rail, fitted cupboard, radiator, power points, tv point.

Bedroom 2 10' 6" by 8' (3m 20cm by 2m 44cm), (I)

Hardwood window to rear aspect with fitted blind, coving, dado rail, fitted cupboard, radiator, power points, tv point.



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.

Rear garden

Communal gardens with mature side borders, mainly laid to lawn, block paved parking space.

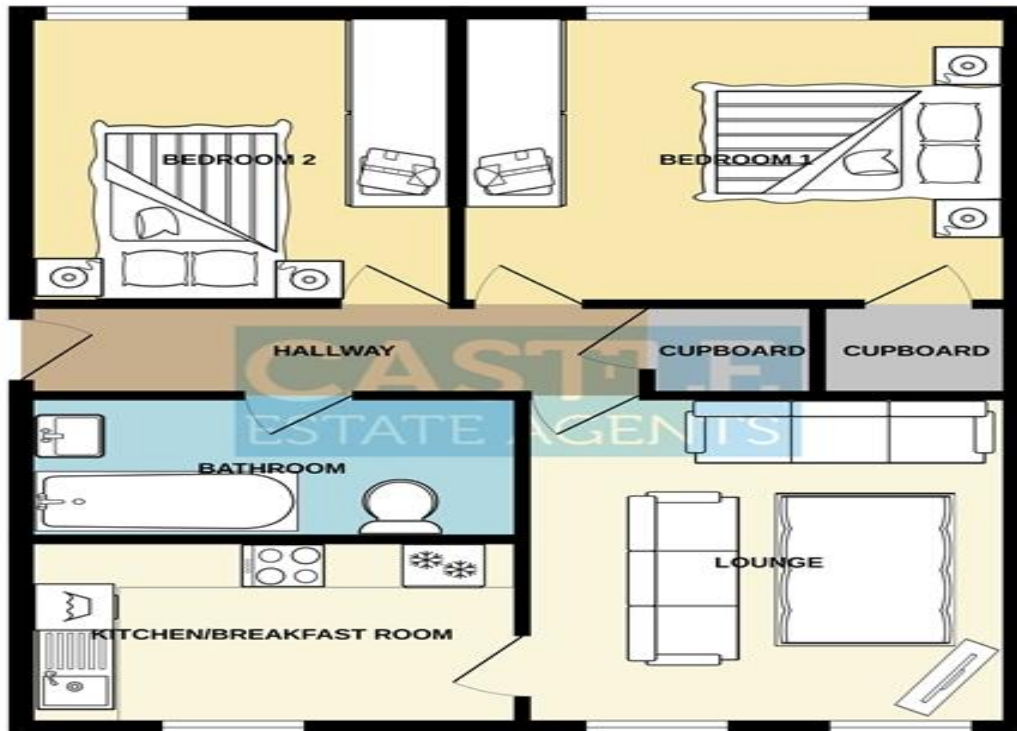


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
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FIRST FLOOR



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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