

SCOTT &
STAPLETON

KINGSMEADE
Westcliff-On-Sea, SS0 8LT
£130,000





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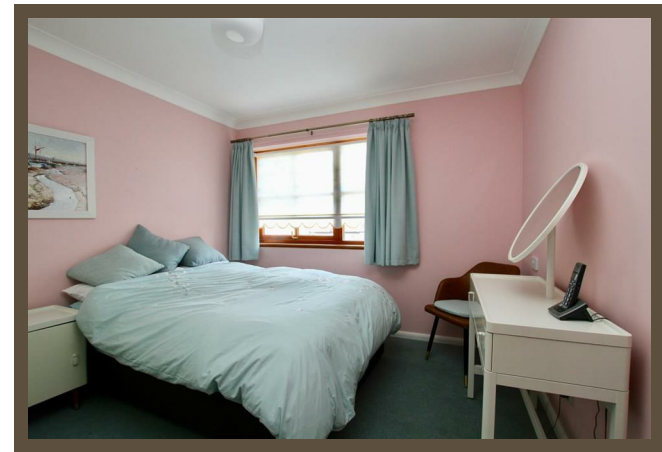
WESTCLIFF-ON-SEA, SS0 8LT

Scott and Stapleton are pleased to offer for sale this well presented second floor retirement flat located in a popular block in Kingsmead - Kings Road - Chalkwell, within walking distance to local shops and Chalkwell Station.

The property comprises a lounge with sea glimpses. There is a fitted electric fire and access to the fitted kitchen. The bedrooms is a double room and has fitted storage and the shower room is a blank canvass and needs to be completed by a new occupier.

There is use of residents parking on a first come first serve basis.

Available now to view by appointment only,



Communal Entrance

Secure entry opening in to communal entrance. Access to communal lounge, laundry room and stairs and lift to all floors. Located on the second floor with own personal door to entrance hallway.

Entrance Hallway

Carpet, coving to ceiling, ceiling light, two floor to ceiling storage cupboards. Doors into the following rooms.

Bathroom

Unfinished shower room. Working Low level w.c and pedestal wash hand basin. Shower to be fitted. Suite in packaging.

Bedroom

3.07m x 3.05m (10'1 x 10'0)

Double glazed window to side elevation with sea views. Carpet. Storage heater. Fitted wardrobes. Coved and smooth plastered ceiling.

Lounge

3.99m x 3.35m (13'1 x 11)

Double glazed window to side elevation with sea views. Carpet. Feature chimney breast with inset electric fire place (not tested). Electric heater. Archway to kitchen. Coved smooth plastered ceiling.

Kitchen

1.55m x 2.44m (5'1 x 8'0)

Vinyl flooring. Selection of base units and drawers. Space for fridge freezer and built in oven. Rolled edge worktop with inset sink with drainer and mixer tap. Partly tiled splash back. Matching eye level units. Extractor. Coved and smooth plastered ceiling.

Exterior

Use of communal gardens, south facing balcony. Communal parking subject to availability.

Lease Details

The vendor informs us:

93 Years remaining on the lease

Ground rent £150 per annum

Service charge £500 per quarter which includes maintenance, buildings insurance & window cleaning

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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