

HUNT ROCHE

The Estate Agent



Asking Price: £110,000

193 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QH

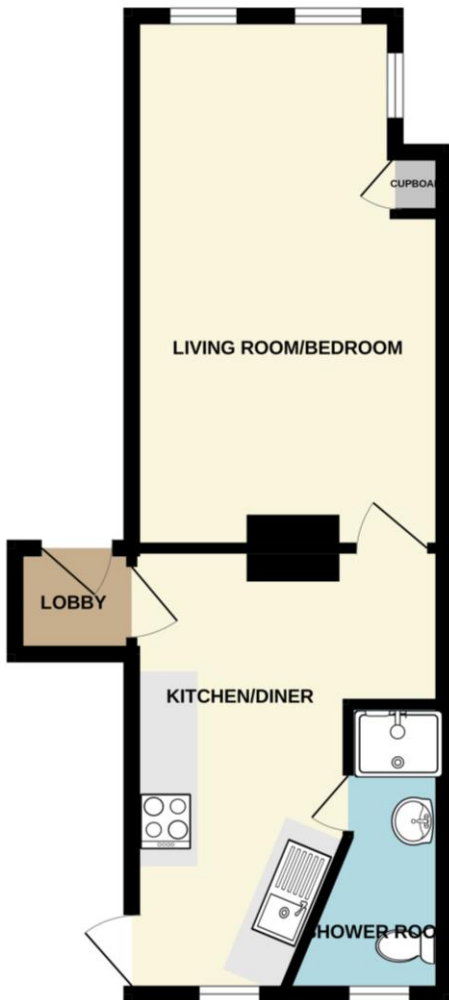


**** CALLING INVESTOR INTEREST **** This property is currently let on a 6-month Assured Shorthold Tenancy (AST) agreement. With an approximate yield of approx. 8.5%. Offered with **NO ONWARD CHAIN** this ground floor STUDIO flat has the advantage of direct access to shared Communal Gardens.

Agents Note: The property is currently let on a 6 month AST agreement (commencing from 23rd March 2024) for £795pcm.

Tenure: Leasehold Lease Term - 99 years from 1st January 2005
 Maintenance Charges; £257 per quarter / Ground Rent; £200 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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Communal Entrance: uPVC double glazed door to Communal Hallway. Panelled door to apartment;

Personal Lobby Area: Hardwood door to;

Kitchen/Diner: 16' (4.88) (max) x 10'7" (3.23) (reducing to 5'7" (1.7)) (Irregular Shape)

uPVC double glazed window to rear aspect. Obscure uPVC double glazed door to outside covered porch area. The kitchen area is fitted with eye and base level units with square edge working surfaces over inset with stainless steel single drainer with mixer tap over. Built in electric oven with four ring electric hob over. Splashback tiling. Tall boy style pantry cupboard. Ample under counter space for appliances. Storage heater. Original style panelled door to Bedroom. Tiled ceiling. Partly tiled flooring. Door to;

Shower Room: Obscure window to rear aspect. The suite comprises low level flush wc, pedestal wash hand basin and tiled shower cubicle with wall mounted Triton shower. Tiled flooring.

Living Room/Bedroom: 16' (4.88) (max) x 10'2" (3.1) (reducing to 8'6" (2.6))

uPVC double glazed windows to front and side aspect. Built in storage cupboard. Picture rail. Overhead storage cubby to door way area. Wall mounted fire. Laminate wood effect flooring. Door to built in storage cupboard.

To the Outside of the Property:

Lawned communal area

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 3/23/2024