



Ailsa Road  
Westcliff-on-Sea  
Essex  
SS0 8BL

Offers in Excess of £169,000

bettermove

# Ailsa Road

## Westcliff-on-Sea

Bettermove are proud to present this 1 bedroom ground floor flat in Westcliff-on-Sea available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 62 years remaining on the lease; the ground rent is £100 per annum and the service charge is approximately £1,000 per annum.

The interior of this well presented flat briefly comprises of a spacious and open plan living room with fitted kitchen, bathroom and one double bedroom situation on the ground floor of the building. The exterior boasts a communal garden, perfect for enjoying the summer months.

Located in the popular town of Westcliffe-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Westcliffe Train Station, A127 and many local bus routes.

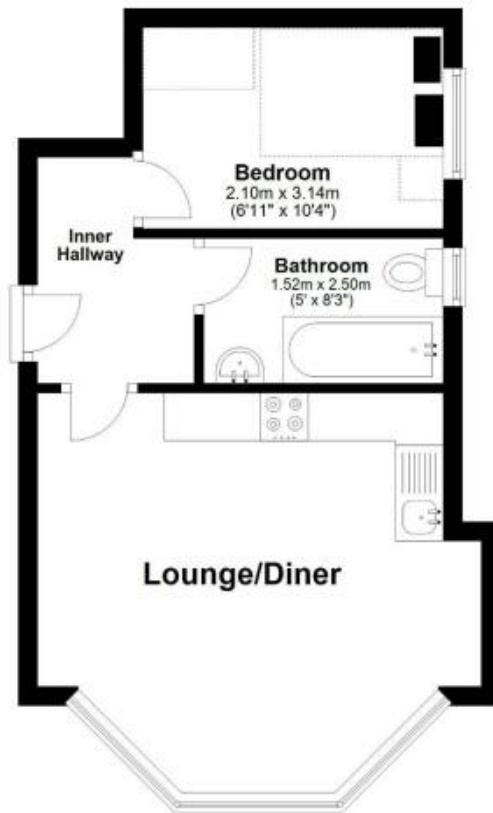
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



## Ground Floor



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	65	76
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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