

## 42 College Square, Westgate-on-Sea, CT8 8BW

Guide Price £180,000

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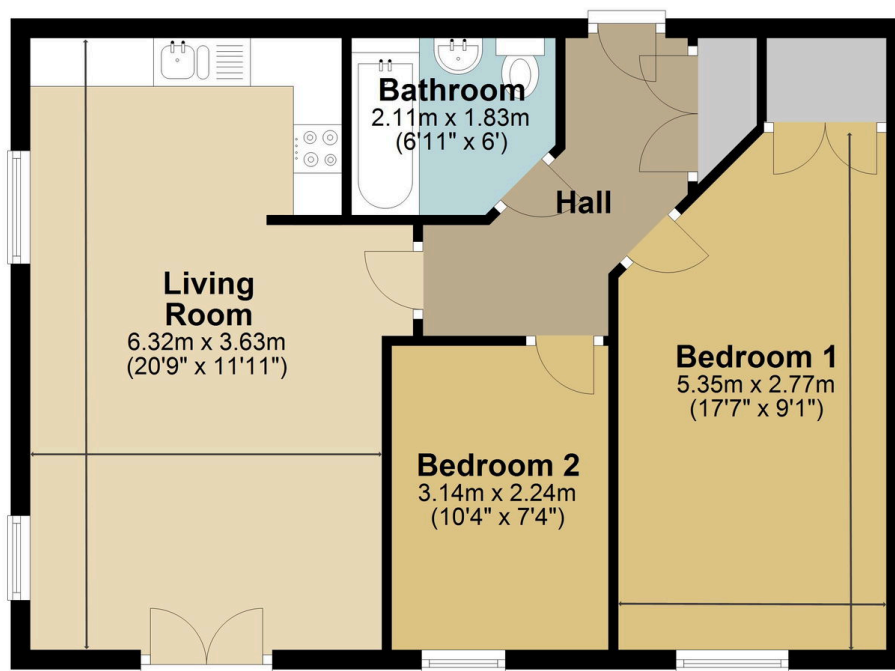
Alexander Russell

your personal estate agent

- Spacious open-plan living room and kitchen
- Ground floor convenience with built-in storage
- Well-maintained communal grounds
- COUNCIL TAX - Band C (£2,196.66 PA)
- Service Charge £2,774.52 PA (£231.21/month)
- Two well-proportioned bedrooms
- Allocated parking plus visitor spaces
- Close to schools, town and station
- EPC RATING - 78 | C
- Leasehold with 109 years remaining

### Ground Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.9 sq. feet)

A well-presented 2-bedroom ground floor apartment with spacious open-plan living, allocated parking and a prime location close to schools, the town and the station.

