01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts







Kenway, Southend-On-Sea, SS2 5DZ
Offers In Excess Of £180,000

Horizon Estate Agents are delighted to present to the market this immaculately presented, two bedroom first floor purpose-built apartment, ideally situated within walking distance of Prittlewell Railway Station.
The property offers bright and spacious accommodation throughout, comprising two generously sized bedrooms, a modern fitted bathroom suite and a stylish open-plan lounge/kitchen/diner, creating the perfect space for both relaxing and entertaining.
Further benefits include an allocated parking space for one vehicle and a long remaining lease of approximately 105 years.
Internal viewing is essential.

sales@horizonestates.co.uk
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Communal Entrance
Access via a communal entrance door with a secure intercom phone entry system, stairs to the first floor, own personal door leading to:

Hallway
Intercom phone for entry system, electric heater, airing cupboard, power points, carpeted, smooth plastered ceiling.

Bedroom
17'3 x 6'10 (5.26m x 2.08m)
UPVC double glazed window to side aspect, fitted wardrobes, electric heater, power points, carpeted, smooth plastered ceiling.

Bedroom
11'10 (into wardrobe) x 9'2 (3.61m (into wardrobe) x 2.79m)
UPVC double glazed window to side aspect, fitted wardrobes, electric heater, power points, carpeted, smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, electric heated towel rail, wood effect flooring, smooth plastered ceiling.

Open Plan Lounge/Kitchen/Diner
27'9 x 10'6 (8.46m x 3.20m)
Kitchen - range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated oven, four ring electric hob with extractor hood over, integrated microwave, integrated washing machine, space for fridge freezer, power points, wood effect flooring, smooth plastered ceiling.

Living Area - UPVC double glazed window to side aspect, electric heater, power points, carpeted, smooth plastered ceiling.

Parking
Allocated parking space for 1 car.

Additional Information
Tenure: Leasehold
Lease Length: 105 Years Remaining
Service Charge: £642.23 Half Yearly
Ground Rent: £300 p/a
Council: Southend-On-Sea City Council
Tax Band: C

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.







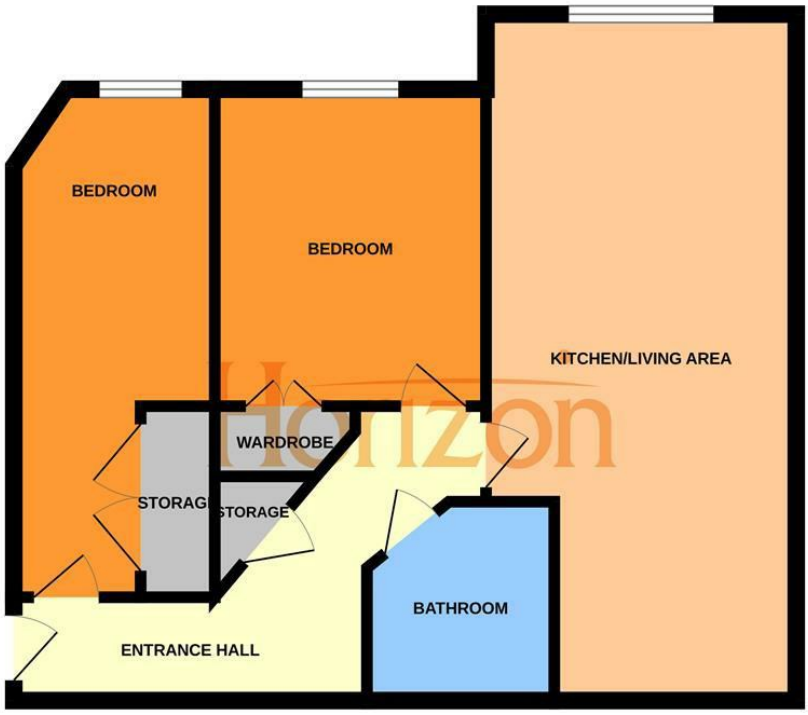

The
Fire
Burning



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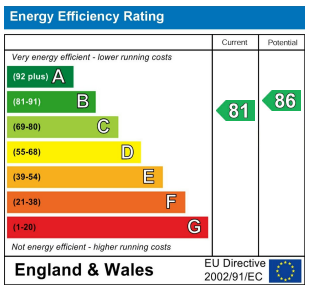
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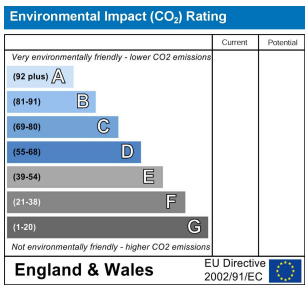
FIRST FLOOR



8 OPTICAL COURT

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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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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