

# Ist Call

## SALES AND LETTINGS



### **Meridian Point, Southend On Sea, SS1 2EB**

**£165,000**

Positioned on the fourth floor with convenient lift access, this immaculately presented two-bedroom apartment offers modern living at its finest and is being offered with no onward chain. The spacious accommodation boasts a contemporary open-plan living room and kitchen - perfect for today's lifestyle - alongside two generous double bedrooms and a well-appointed bathroom. The location couldn't be more convenient, placing you within easy reach of Southend East railway station for effortless commuting, while the vibrant city centre and beautiful seafront are just moments away. Whether you're seeking urban amenities or coastal relaxation, everything is on your doorstep. Practical benefits include secure entry via lift access and your own allocated parking space within the gated residents' car park - a real bonus in this sought-after area. This apartment represents an excellent opportunity for first-time buyers or investors seeking a well-located property that combines comfort, convenience, and contemporary living. We strongly recommend viewing to fully appreciate the quality and potential this delightful apartment has to offer.

### Accommodation Comprising

Front door with security entryphone system providing access to large communal entrance lobby with lift and stairwell access to the fourth floor. Own front door to...

### Entrance Hall



Electric heater, security entryphone system, large built in storage and airing cupboard, smooth plastered ceiling with inset spotlights, doors off to...

### Open Plan Living Room/ Kitchen 19'8" x 16'11" max overall (5.99m x 5.16m max overall)



### Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer 1½ bowl stainless steel sink unit, integrated electric hob with matching oven below and extractor hood over, integrated fridge/ freezer and washer/ dryer, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling with inset spotlights, open plan to...

### Living Area



Large double glazed floor to ceiling door and window with 'juliet' balcony to side aspect offering panoramic views across Southend and towards the estuary, electric heater, smooth plastered ceiling...



**Bedroom 1 13' x 10'7 (3.96m x 3.23m)**



Large double glazed floor to ceiling window to side offering panoramic views over Southend, electric heater, smooth plastered ceiling...

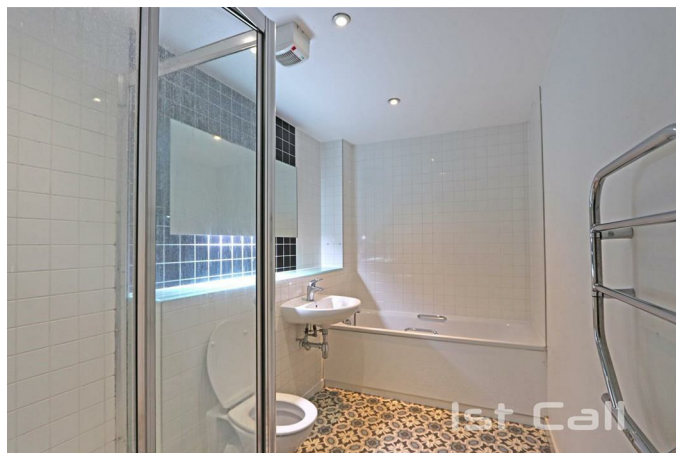


**Bedroom 2 10'7 x 9'7 (3.23m x 2.92m)**



Large double glazed floor to ceiling window to side, electric heater, smooth plastered ceiling...

**Bathroom 10'1 x 6'4 (3.07m x 1.93m)**



Large bathroom with white suite comprising panelled bath, separate enclosed glazed shower cubicle, pedestal wash hand basin, low level W.C., tiled splashbacks, heated towel rail, smooth plastered ceiling with inset spotlights and extractor fan...

### Externally



Parking space in secure gated residents car park to rear, bicycle storage and bin store...

Floor Plan

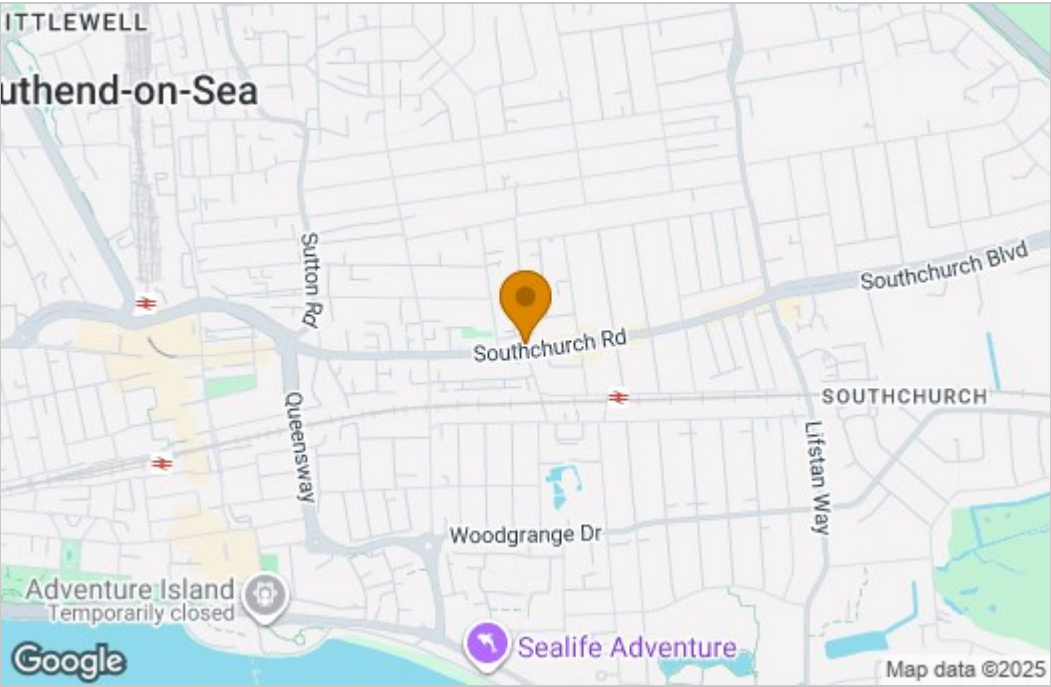


Floor Plan

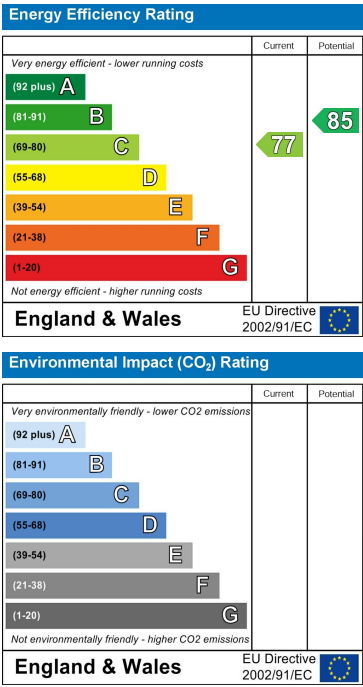
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Area Map



Energy Efficiency Graph



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