

# Ist Call

SALES AND LETTINGS



**Southchurch Avenue, Southend On Sea, SS1 2RG**

**£165,000 - Leasehold**

Offered for sale with no onward chain, this spacious one bedroom ground floor apartment enjoys a superb central location, within easy reach of the seafront, city centre and mainline rail stations, making it an ideal purchase for first-time buyers, commuters or investors alike. The bright and well-proportioned accommodation features an impressive 22'5 open-plan lounge/kitchen, a generous double bedroom and a modern bathroom. The property also benefits from off-street parking within the residents car park, double glazed windows, modern electric heating and a 111-year lease remaining. An internal viewing is highly recommended to fully appreciate the size, location and excellent value this property has to offer.

### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance hall with own front door to...

### Entrance Hall

Wall mounted electric heater, security entryphone handset, built in airing and storage cupboard, smooth plastered ceiling, doors off to...

**Open Plan Lounge/ Kitchen 22'5 x 13' < 11'11**  
**(6.83m x 3.96m < 3.63m)**



### Lounge Area



### Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling, double glazed window to front, open plan to...

Two double glazed windows to front, wall mounted electric heater, smooth plastered ceiling...

**Bedroom 12'10 x 9'10 (3.91m x 3.00m)**



Double glazed window to rear, wall mounted electric heater, smooth plastered ceiling...

### Bathroom 6'8 x 6'6 (2.03m x 1.98m)



White suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level W.C., electric heated towel rail, tiled splashbacks, smooth plastered ceiling with inset extractor fan, obscure double glazed window to rear...

### Externally



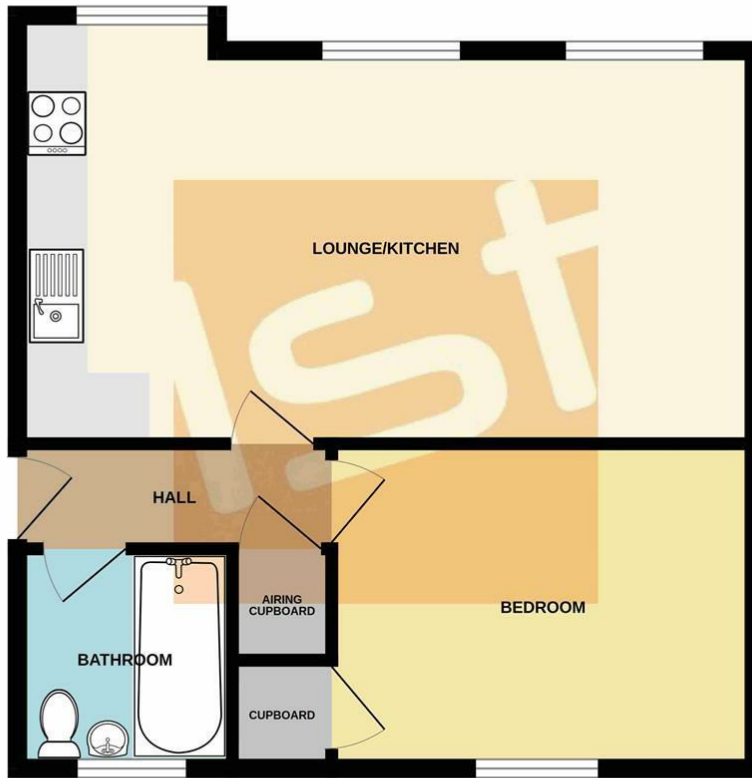
Off street parking in residents car park to rear accessed via York Road...

### Agents Note

We understand that the Ground Rent, Buildings Insurance and Service Charge are paid together in monthly instalments of £151.70...

# Floor Plan

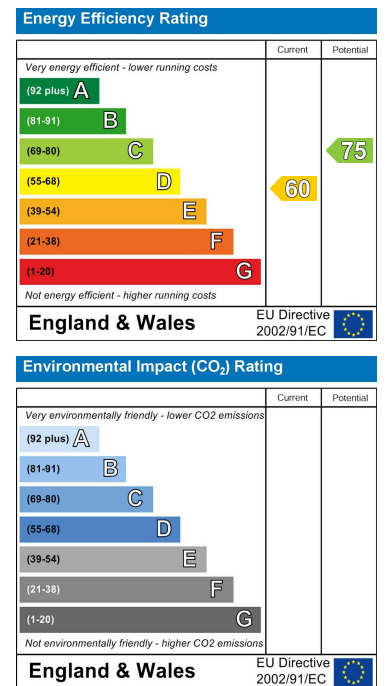
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.