

# Ist Call

SALES AND LETTINGS



**Oban Road, Southend-On-Sea, SS2 4JJ**

**£160,000 - Leasehold - Share of Freehold**

Offered with no onward chain and conveniently located close to the shopping facilities of Southchurch Road, this one-bedroom first-floor flat also benefits from an additional study/nursery. The property features double-glazed windows and gas central heating, along with a lease term of approximately 105 years remaining and a 20% share of the freehold, helping to keep annual charges to a minimum. Making an ideal first-time purchase or buy-to-let investment, an early viewing is highly recommended.

### Accommodation Comprising

Front door with security entryphone system leading to communal entrance hall with staircase to first floor landing. Own front door to...

### Entrance Hall

Laminate wood flooring, doors off to...

### Lounge 12'10 x 8'2 (3.91m x 2.49m)



Double glazed window to side, two radiators, laminate wood flooring, door to...

### Bedroom 9'7 x 9'3 (2.92m x 2.82m)



Double glazed window to rear, laminate wood flooring, radiator...



### Kitchen 9'11 x 6'5 (3.02m x 1.96m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, laminate wood flooring, double glazed window to side...

### Study/ Nursery 7' x 5'1 (2.13m x 1.55m)



Double glazed window to side, radiator, laminate wood flooring...

### Shower Room 5'3 x 4'7 (1.60m x 1.40m)

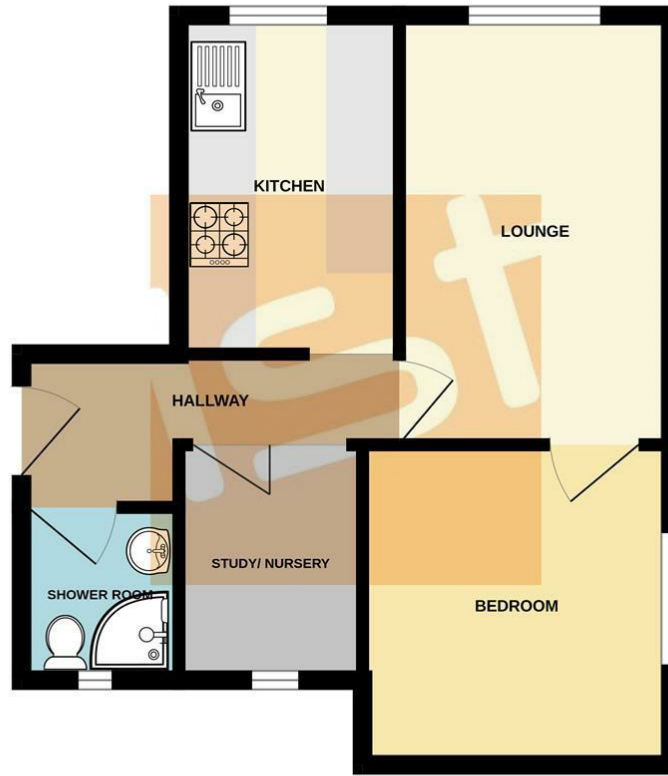


Suite comprising large glazed shower cubicle,

pedestal wash hand basin, low level W.C., heated  
towel rail, double glazed window to side...

# Floor Plan

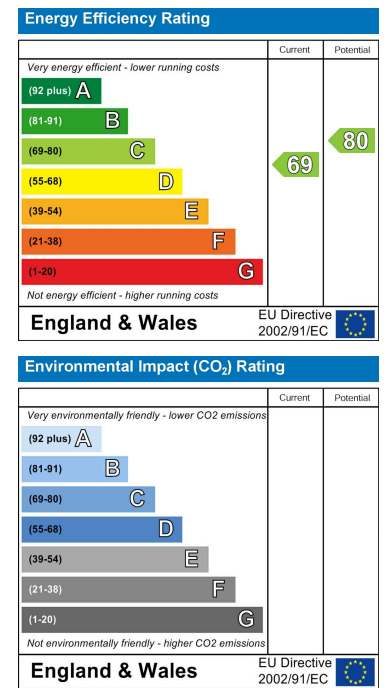
FIRST FLOOR



# Area Map



# Energy Efficiency Graph



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