

Ist Call

SALES AND LETTINGS



York Road, Southend-On-Sea, SS1 2RU

Guide Price £100,000

**** CASH OFFERS BETWEEN £100,000 - £110,000 CONSIDERED DUE TO LOW REMAINING LEASE TERM (59 years) **** This one bedroom ground floor flat is situated in a central location offering easy access to Southend town centre, the seafront and rail stations. Offering an open plan lounge/ kitchen, double bedroom and shower room the property can be offered either with vacant possession or as a buy to let investment with a tenant already in place paying £800pcm.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Doors off to...

Open Plan Lounge/ Kitchen 14'11 x 15'1 into bay plus 5'6 x 4'6 (4.55m x 4.60m into bay plus 1.68m x 1.37m)



Lounge Area



Double glazed bay window to front, radiator, laminate wood flooring, open plan to...

Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler (not tested), tiled splashbacks and flooring...

Shower Room



Suite comprising enclosed shower cubicle, vanity wash hand basin, low level W.C., fully tiled walls, extractor fan...

Bedroom 13'5 x 6'6 (4.09m x 1.98m)



Obscure glazed french doors to rear, additional obscure double glazed window to side, radiator, laminate wood flooring...

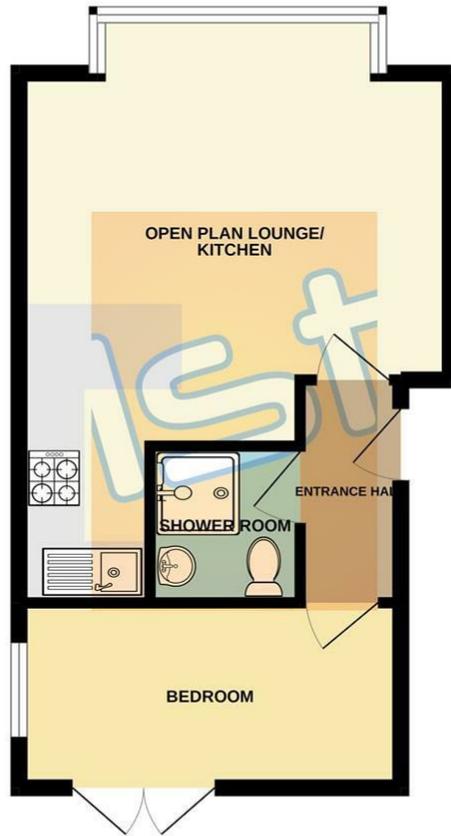


Leasehold Information

We understand that the property is being sold with a remaining lease term of 59 years...

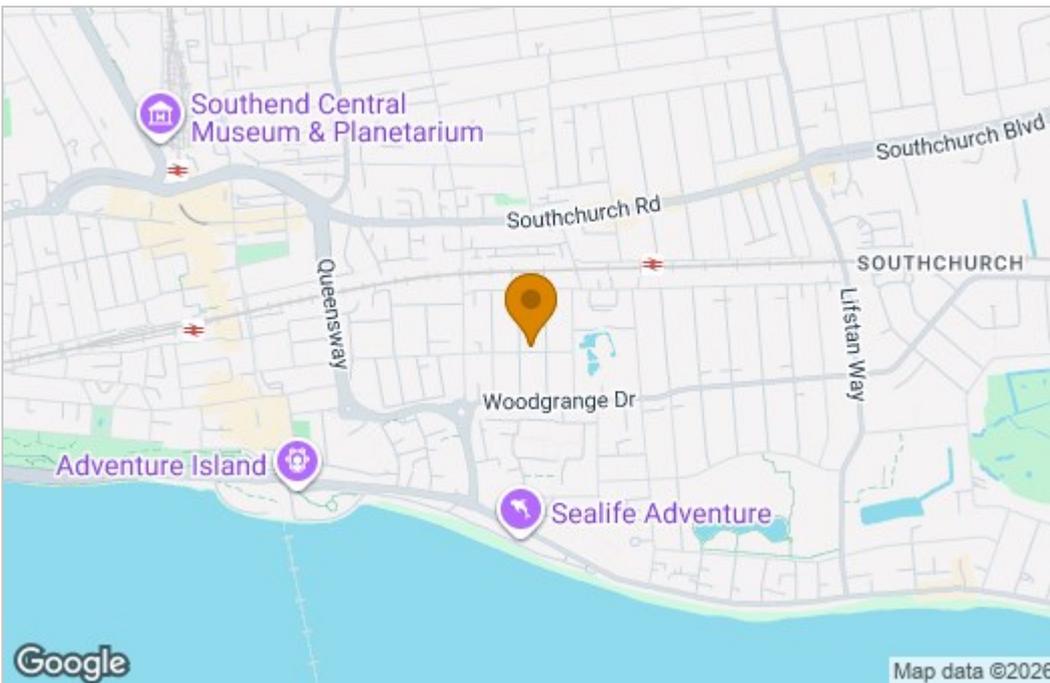
Floor Plan

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 sq.m.) approx.
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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.