

# Ist Call

## SALES AND LETTINGS



### Woodgrange Drive, Southend On Sea, SS1 2SD

**Fixed Asking Price £180,000**

2-bed ground floor flat in prime location! 14'11" lounge, 2 doubles, modern kitchen/bath, rear garden, parking. Near seafront, city centre & rail stations. 83yr remaining lease term.

This well-proportioned two-bedroom ground floor apartment enjoys a prime location with the stunning seafront, vibrant city centre, and excellent rail connections all within easy reach. Featuring a generous 14'11" front lounge creating a bright and welcoming living space, complemented by two comfortable double bedrooms the property further benefits from a well proportioned kitchen and modern bathroom. With off street parking and a small, private rear garden the property has 83 years remaining lease term and we feel would suit both first time buyers and rental investors alike. Viewing is recommended.



### Accommodation Comprising

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

### Entrance Hall

Radiator, built in storage cupboard, doors off to...

**Lounge 14'11 into bay x 12'8 (4.55m into bay x 3.86m)**

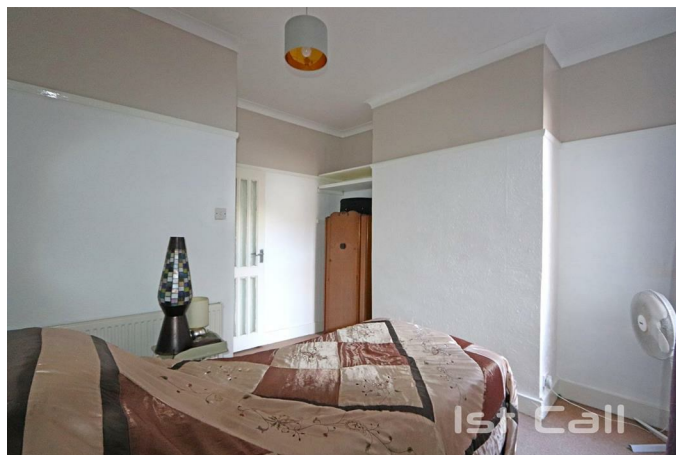


Double glazed bay window to front, radiator, feature fireplace, picture rail, coved ceiling with ceiling rose...

**Bedroom 2 11'8 x 10'11 max overall (3.56m x 3.33m max overall)**



Double glazed window to rear, radiator, picture rail, coved ceiling...



**Kitchen 11'3 x 7'10 (3.43m x 2.39m)**



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, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks and flooring, double glazed window and door to side...



## Bathroom



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., built in storage cupboard, part tiled walls and tiled flooring, obscure double glazed window to side...

## Bedroom 1 11'4 x 9'11 (3.45m x 3.02m)



Double glazed door and window to rear, radiator, picture rail, coved ceiling...



## Externally

### Front Garden

Mostly laid to shingle and providing off street parking for one vehicle...

## Rear Garden



Own compact rear garden with additional side space and space for shed...



## Leasehold Information

We understand that the lease was originally granted for a period of 99 years from 25th January 2010 leaving 83 years remaining lease term with an annual Ground Rent of £250...

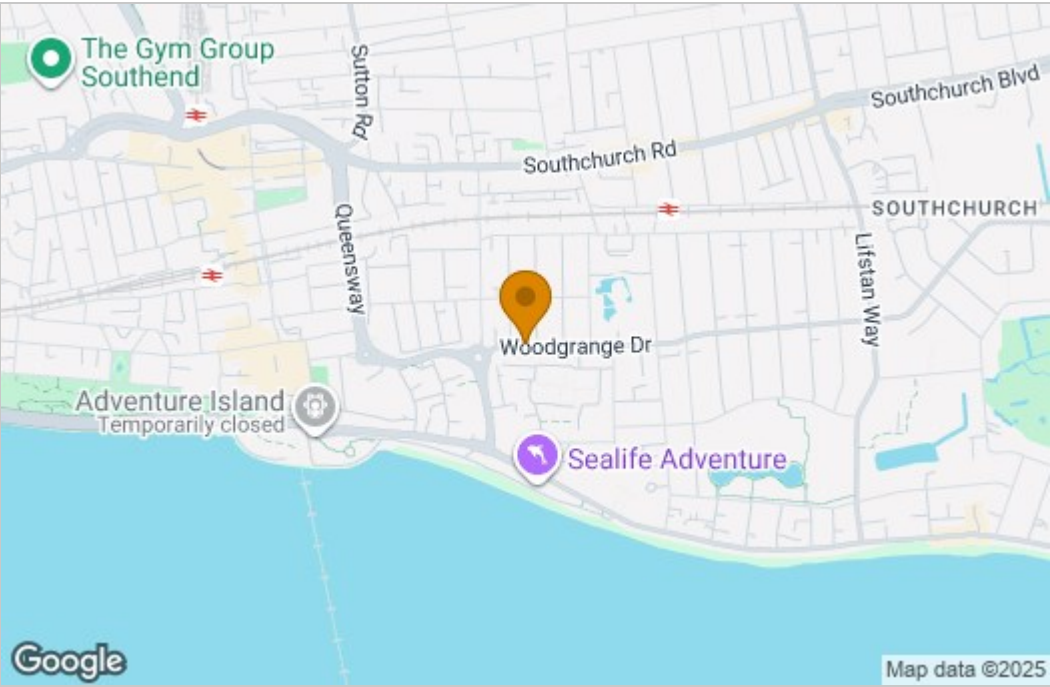


Floor Plan

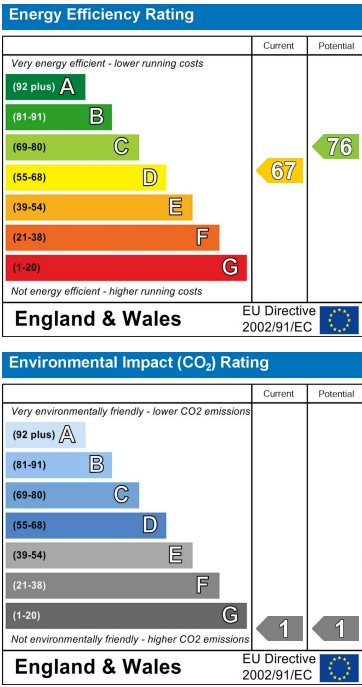


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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