

# Ist Call

## SALES AND LETTINGS



**Honiton Road, Southend On Sea, SS1 2RY**

**£165,000**

**\*\* BUY TO LET INVESTMENT OPPORTUNITY \*\*** This well presented one bedroom first floor flat is being offered for sale as a ready made buy to let investment with an existing tenant in occupation paying £875pcm (circa £10,500 per annum). Benefitting from off street parking and 186 years remaining lease term, the property is situated in a great location being close to Southend East rail station, the city centre and the seafront and we feel would make a great addition to any buy to let portfolio.



### Accommodation Comprising

Front door leading to communal entrance lobby with staircase to first floor landing. Own front door to...

### Entrance Hall



Laminate wood flooring, radiator, doors off to...

### Lounge 15'2" x 11'9" (4.62 x 3.58)



Double glazed bay window to front, radiator, feature fireplace with inset electric fire, laminate wood flooring, coved ceiling with ceiling rose...

### Kitchen 12'6" x 6'8" (3.81 x 2.03)



Range of modern 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, double glazed window to front...

### Bedroom 12'6" x 39'4" (3.81 x 12)



Double glazed window to rear, radiator, built in wardrobe cupboard, laminate wood flooring, coved ceiling...

### Bathroom/WC



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure double glazed window to rear...

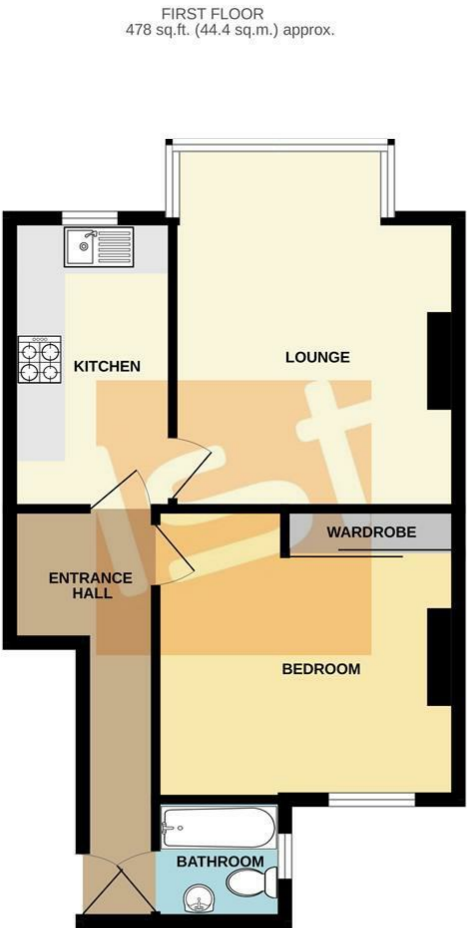
### Externally

Off street parking space to rear of property...

### Leasehold Information

The lease was originally for a period of 224 years from 24th June 1988 thereby leaving 186 years remaining. The annual Ground Rent is £100 and the annual Service Charge has been £1500 recently due to works that were required but we understand that this will be reducing to circa £900 as of October this year...

Floor Plan

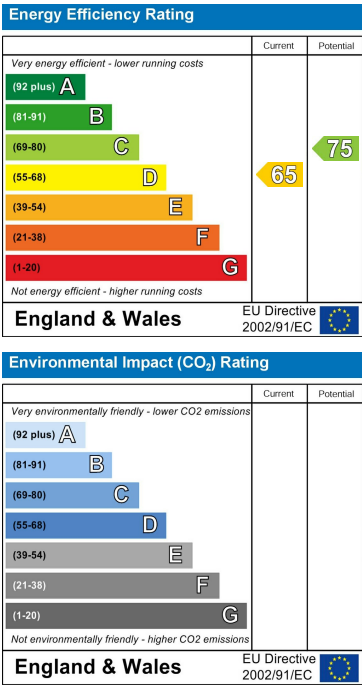


TOTAL FLOOR AREA - 478 sq.ft. (44.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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