

# Ist Call

SALES AND LETTINGS



**Cheltenham Road, Southend-On-Sea, SS1 2SB**

**£150,000 - Leasehold**

**\*\* CASH BUYERS ONLY - PRICED TO REFLECT THE LOW REMAINING LEASE TERM (49 YEARS)**  
**\*\* This extremely spacious two bedroom first floor flat is being offered for sale with no onward chain and benefits from off street parking and direct access to the rear garden. Offering a large 17'9 front lounge, two double bedrooms as well as a good sized kitchen and modern bathroom the property further benefits from double glazed windows and gas central heating and is offered for sale with no onward chain.**

### Accommodation Comprising

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

### First Floor Landing

Radiator, access to loft space, dado & picture rails, doors off to...

### Lounge 17'9 x 15'1 into bay (5.41m x 4.60m into bay)



Double glazed bay and additional double glazed window to front, radiator, feature fireplace surround with tiled inserts and matching hearth, dado & picture rails, coved ceiling...

### Bedroom 1 11'11 x 11'6 (3.63m x 3.51m)



Double glazed window to rear, vertical radiator, picture rail...

### Bathroom



Modern white suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C. heated towel rail, tiled splashback, obscure double glazed window to side...

### Kitchen 11'5 x 9' (3.48m x 2.74m)



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, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to side, part glazed door to staircase providing access to rear garden, door to...

### Bedroom 2 11'6 x 9'6 (3.51m x 2.90m)



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

### Loft Space

Accessed via ladder style staircase from landing cupboard and providing access to a landing area with built in storage cupboard and door to loft storage space, further door to room measuring 10'8 x 10'1 with velux window to rear, radiator and laminate wood flooring. Not legitimately converted and without any permission so can only be considered accessible loft storage space...

## Externally



## Front Garden

Block paved providing one off street parking space...

## Rear Garden



Own half of rear garden (currently not divided) comprising paved patio area with raised borders...

## Leasehold Information

We understand that the lease was originally granted for a period of 99 years from 23 June 1975 leaving 49 years remaining term and with an annual Ground Rent of £50....

# Floor Plan

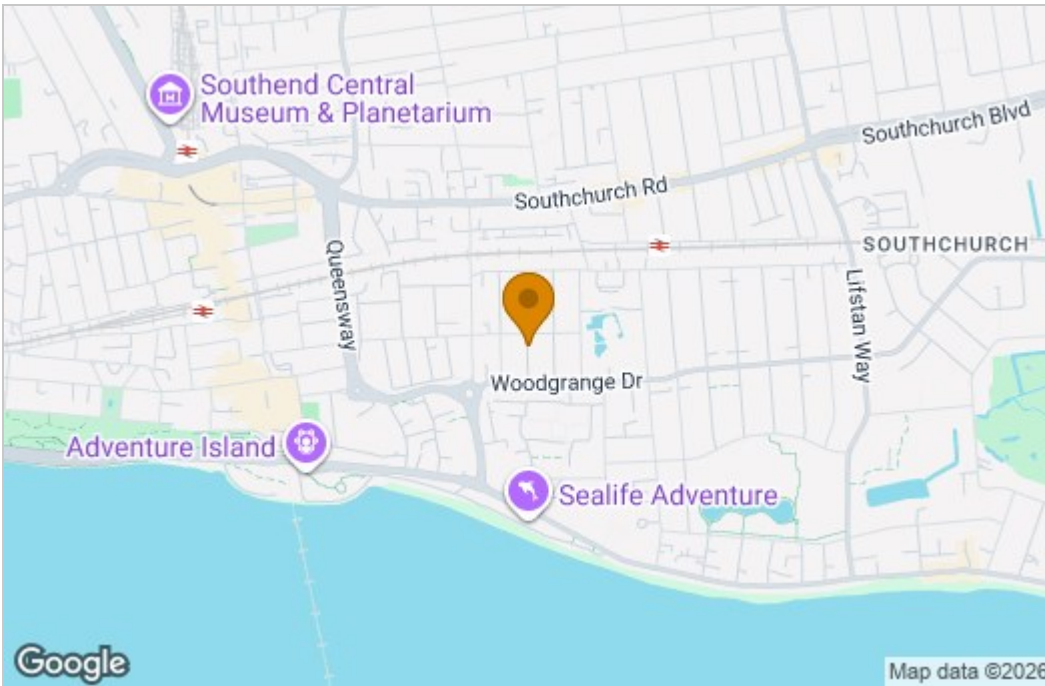
FIRST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



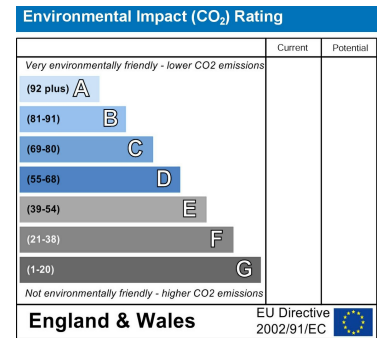
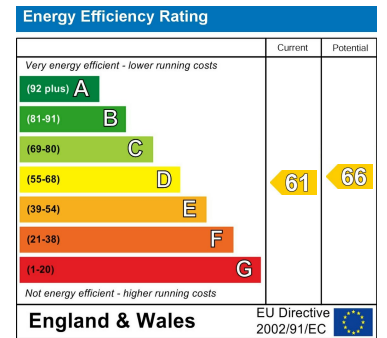
TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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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