

Ist Call

SALES AND LETTINGS



Leamington Road, Southend On Sea, SS1 2SW

Guide Price £215,000 - Leasehold

**** GUIDE PRICE £215,000 - £225,000 **** Perfectly positioned just a short stroll from Southchurch Park, the seafront and Southend East rail station, this bright and spacious two double bedroom first floor apartment is an ideal purchase for first-time buyers, professionals or investors. Offered with no onward chain, the property features an impressive 18'1 bay-fronted lounge, a modern fitted kitchen with breakfast bar, two generous double bedrooms and a well-appointed bathroom, complemented by gas central heating and double glazing throughout. With no garden to maintain and unrestricted on street parking, this is an excellent low-maintenance home ideally suited to those seeking a convenient lock-up-and-leave lifestyle within easy reach of local amenities, transport links and the city centre. Early viewing is highly recommended.

Accommodation Comprising

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

First Floor Landing

Staircase leading to first floor landing, loft access, built in storage cupboard, inset ceiling spotlights, doors off to...

Lounge 18'1 x 15'5 into bay (5.51m x 4.70m into bay)



Double glazed bay window to front, additional double glazed window to front, radiator, inset chrome 'real flame' gas fire, fitted alcove shelving with down lighters, laminate wood flooring, coved ceiling with inset spotlights...



Bedroom 1 12'4 x 11'3 (3.76m x 3.43m)



Double glazed window to rear, radiator, feature cast iron fireplace, built in alcove storage cupboard, laminate wood flooring, inset ceiling spotlights...

Bathroom



White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, inset ceiling spotlights, obscure double glazed window to side...



Kitchen 10'2 x 8'8 (3.10m x 2.64m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space and plumbing for washing machine, larder unit, space for fridge/freezer, matching range of wall mounted units with cabinet underlighters, breakfast bar, cupboard housing wall mounted gas central heating & hot water boiler (not tested), laminate wood flooring, double glazed window to side...



Bedroom 2 11'7 x 10'7 < 7'8 (3.53m x 3.23m < 2.34m)



Double glazed window to rear, radiator, feature cast iron fireplace, laminate wood flooring...



Important Information & Property Images

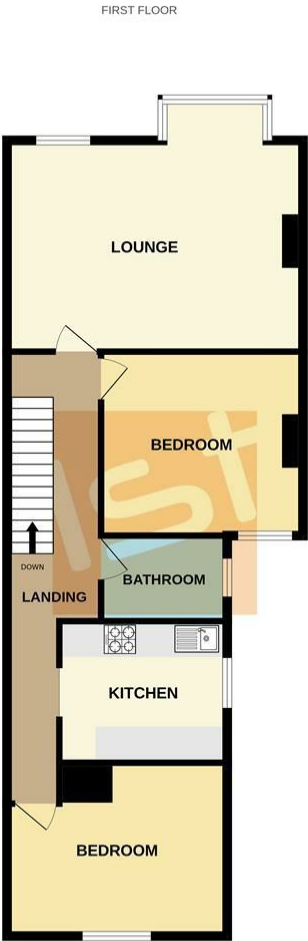
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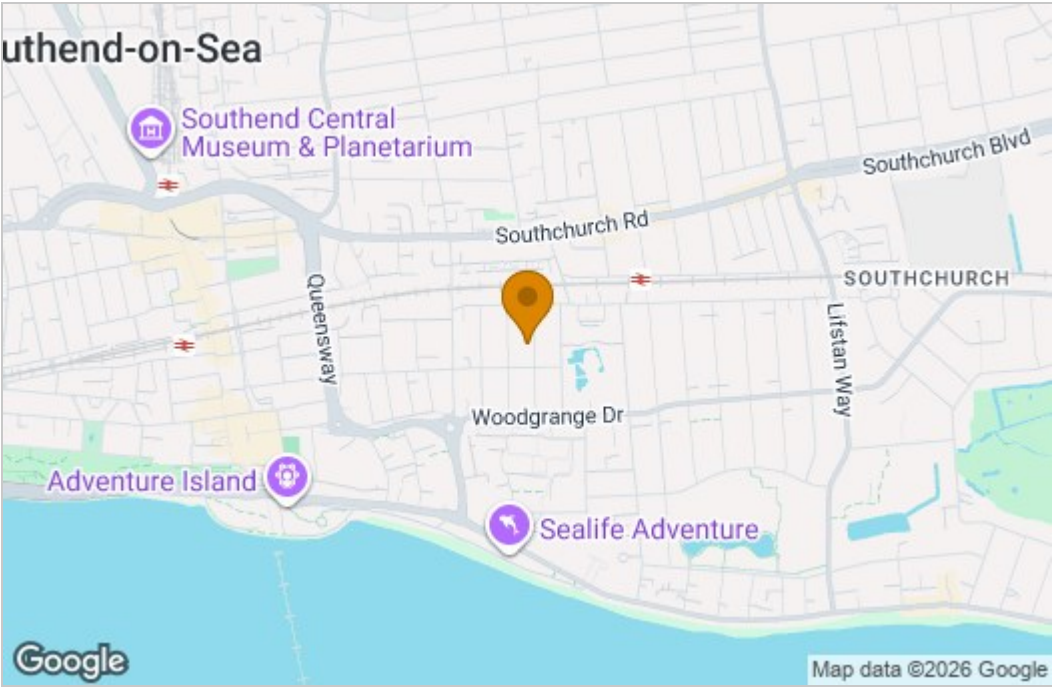
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

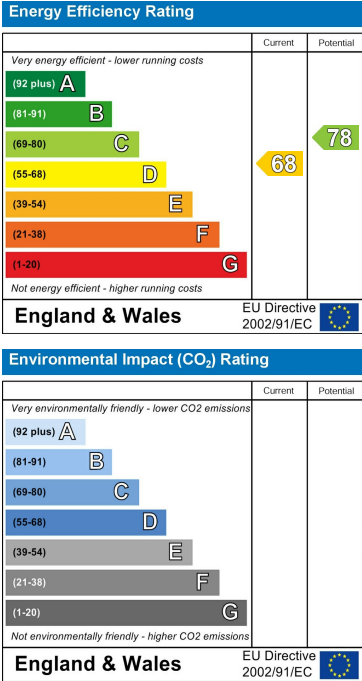


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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