

# Ist Call

SALES AND LETTINGS



## Forge Way, Southend-On-Sea, SS1 2ZS

**£235,000**

Situated in Forge Way, just off of Southend seafront, this spacious and extremely well maintained apartment is ideally located for the beach, city centre and rail lines. Immaculately presented throughout, the property offers a bright and spacious 18'6 lounge with a small south facing balcony, a modern fitted kitchen with integrated appliances, two double bedrooms with an en suite to the master as well as a modern bathroom. With lift access, an allocated parking space within the residents car park and over 100 years remaining lease term, the property is being offered in 'show home' condition and has to be internally viewed to truly appreciate the accommodation on offer.

## Accommodation Comprising



Front door with video security entryphone system providing access to well kept communal entrance, stair and lift access to first floor landing with own front door to...

### Entrance Hall

Wood flooring, electric heater, video entryphone handset, smooth plastered ceiling, doors off to...

### Lounge 18'6 x 10'4 (5.64m x 3.15m)



Double glazed french doors to small south facing balcony with wrought iron balustrade, electric heater, wood flooring, built in storage cupboard, smooth plastered ceiling, door to...



## Kitchen 10'2 x 7'2 (3.10m x 2.18m)

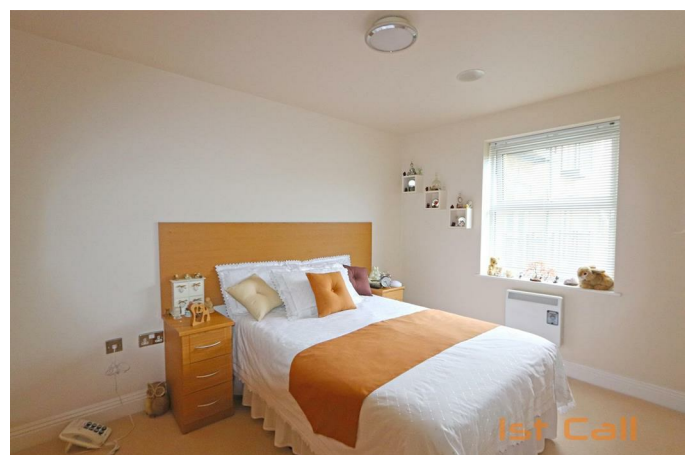


Comprehensive range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, integrated microwave, dishwasher, washing machine and fridge/ freezer to remain, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling, double glazed window overlooking rear courtyard...

### Bedroom 1 14'5 x 9' (4.39m x 2.74m)



Double glazed window to front, electric heater, range of fitted wardrobe cupboards, wood flooring, smooth plastered ceiling, door to...



## En Suite



Fully tiled walls and flooring with modern white suite comprising enclosed shower cubicle, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point, smooth plastered ceiling with inset extractor fan, obscure double glazed window to front...

## Bedroom 2 14'7 x 7'1 (4.45m x 2.16m)



Two double glazed windows overlooking rear courtyard, range of fitted wardrobe cupboards, electric heater, smooth plastered ceiling...



## Bathroom



Fully tiled walls and flooring with modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, electric shaver point, smooth plastered ceiling...

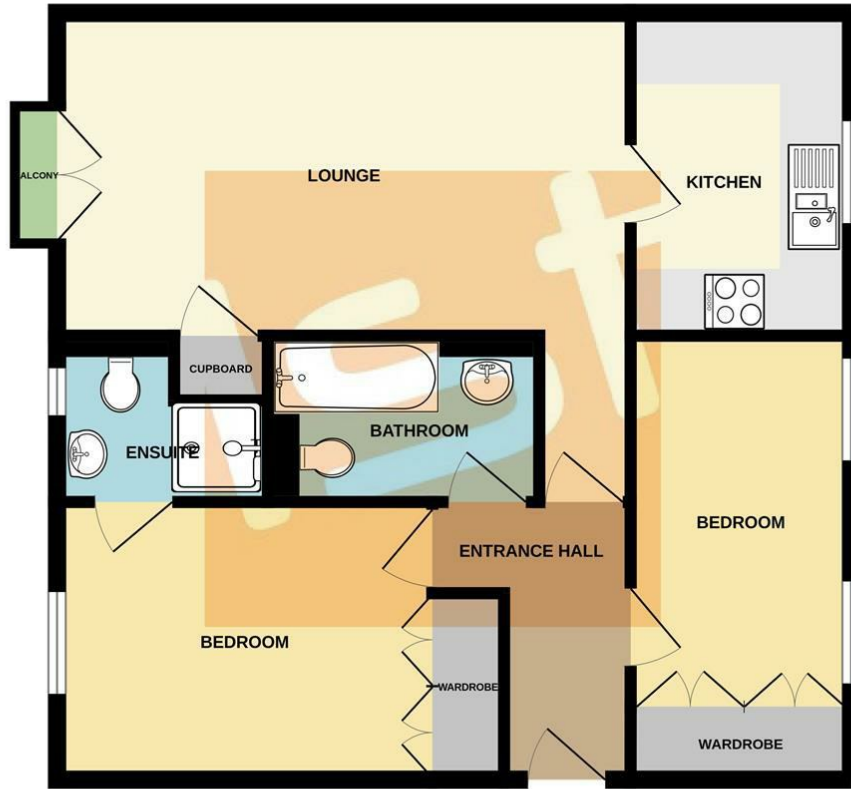
## Externally



Allocated off street parking space within residents gated car park...

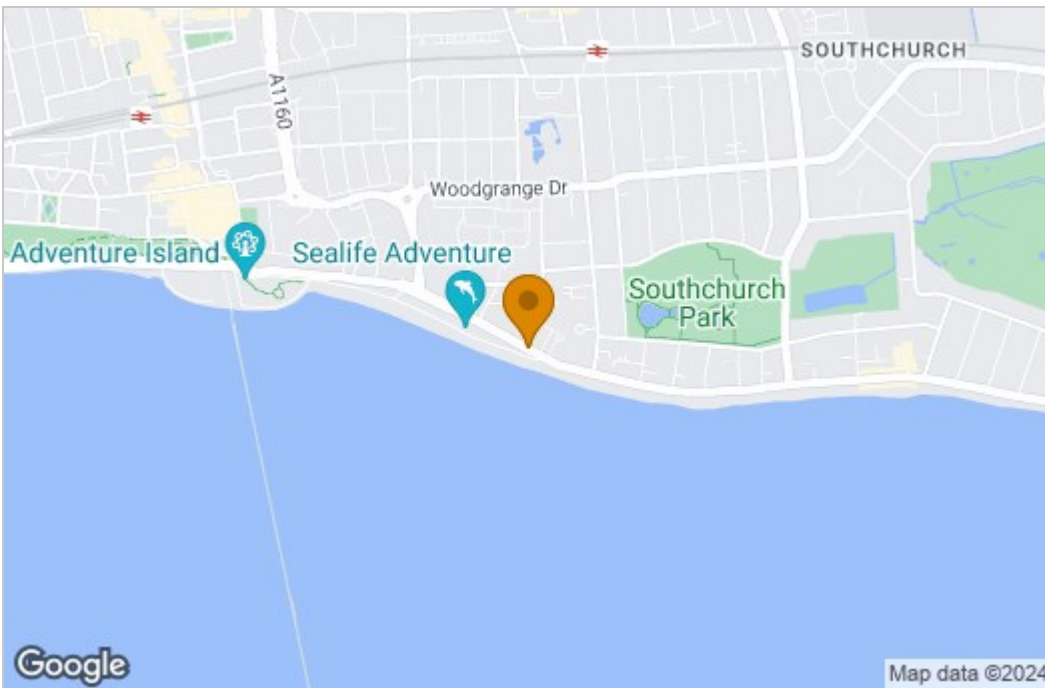
# Floor Plan

FIRST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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