



## Ambleside Drive Southend-on-Sea

Stylish and spacious TWO DOUBLE bedroom ground floor flat positioned in the heart of Southend-on-Sea to offer convenient access to a range of amenities! Boasting a substantial 60FT PRIVATE REAR GARDEN WITH DIRECT ACCESS. Presented in fantastic condition throughout.

### Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

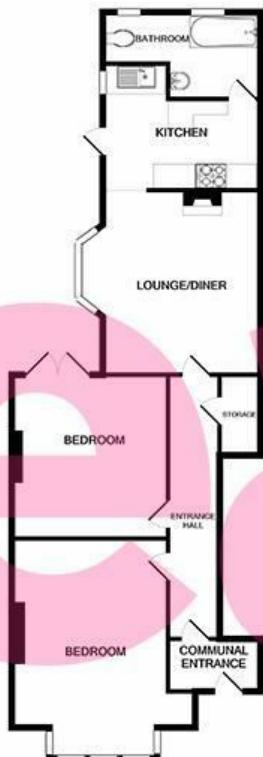
**£210,000**

Offers Over

- Ground Floor Flat
- Characterful Features
- Two Double Bedrooms
- Modern Fitted Kitchen
- West Facing Garden
- Double Glazing
- Gas Central Heating
- Close to Transport Links
- Access to Favoured Amenities
- Perfect for First Time Buyers



## Floor Plan



TOTAL APPROX. FLOOR AREA 729 SQ FT (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy. The floor plan is for guidance only and must not 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	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Beech House, 1 Journeyman's Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) [www.bearestateagents.co.uk](http://www.bearestateagents.co.uk)