



Spacious two double bedroom ground floor flat in Southend-on-Sea boasting direct access to a private rear garden. Located within easy reach of convenient travel links, as well as amenities and the seafront.

- Ground Floor Flat
- Large Kitchen with a Separate Utility Room
- Two Double Bedrooms
- Double Glazing and Gas Central Heating
- Not Far From the Seafront
- Bay Fronted Lounge with a Feature Fireplace
- Three Piece Shower Room
- Private Garden
- Close to Shops and Eateries
- Access to Train Lines, Bus Links and the A127

## Cheltenham Road Southend-on-Sea

**£210,000**

Offers Over



# Cheltenham Road



Located within minutes of the seafront is this good-sized two-bedroom ground floor flat with beautiful period features intact. The property is in prime position of local bus links, whilst train lines and the A127 are easily accessible. There is an abundance of shops and eateries close to hand, as well as Southchurch Park.

The property offers spacious living accommodation throughout which boasts a bay fronted lounge that is complemented by a feature fireplace. There is a large kitchen that leads out to a utility room which provides direct access to a low-maintenance rear garden. Further accommodation includes two double bedrooms and a three piece shower room. The flat boasts a long 150 year lease.

## Two Bedroom Ground Floor Flat

### Entrance Hall

### Lounge

13'8 x 11'3

### Kitchen

11'8 x 9'5

### Utility Room

7'3 x 5'1

### Bedroom One

11'9 x 11'3

### Bedroom Two

11'8 x 9'9

### Shower Room

8'7 x 5'5

### Garden

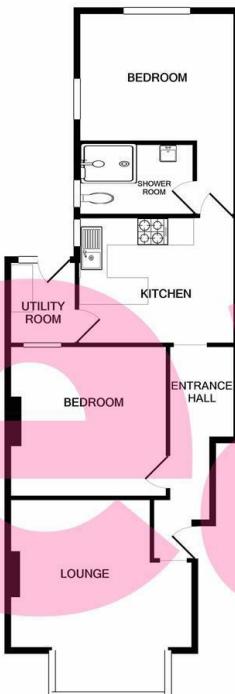
### Agents Note

Tenure: Leasehold & Council Tax Band B.

The lease is approx 150 years. There is no ground rent and service charge. The buildings insurance is £400 per annum.

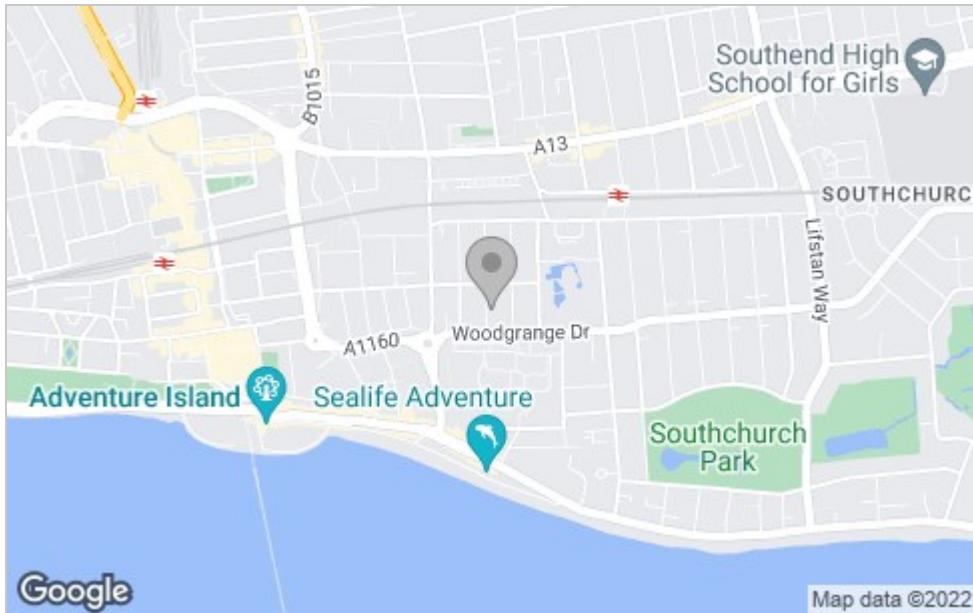


## Floor Plan



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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 mis-statement. This floor plan illustration is for guidance 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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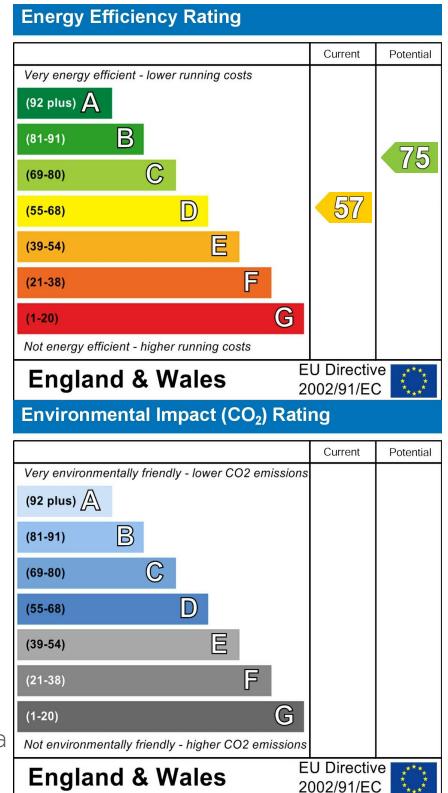
## Area Map



## 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.

## Energy Efficiency Graph



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.

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