



\* 45% Shared Ownership \* This modern one bedroom third floor apartment offers stylish city living with a bright open plan kitchen/living room flowing onto a private balcony, perfect for relaxing or entertaining as well as one allocated parking space. The property benefits from lift access, high performance glazing and gas central heating. Residents also enjoy access to stunning communal roof gardens with far-reaching views. Ideally located in Victoria Central, the flat is within walking distance of the city centre, seafront, excellent transport links and London Southend Airport, making it perfect for commuters or first-time buyers.

- Modern Third Floor Apartment with 45% Shared Ownership
- Private Balcony for Outdoor Space
- Stylish Ensuite Three Piece Bathroom
- Communal Roof Gardens with Far-Reaching Views
- One Allocated Off-Street Parking Space
- Spacious Open Plan Kitchen/Living Room
- Large Double Bedroom
- Lift Access to all Floors
- High Performance Glazing and Gas Central Heating
- Excellent Transport Links with Two Nearby Train Stations

## Victoria Avenue

**Southend-on-Sea**

**£94,500**

45% Shared Ownership



# Victoria Avenue



Bear Estate Agents are pleased to bring to the market this modern one bedroom flat, set within the sought-after Victoria Central development. The apartment boasts a bright and airy open plan kitchen/living room with direct access to a private balcony, while the large double bedroom leads to an ensuite bathroom. Further benefits include lift access, high performance glazing, gas central heating, one allocated off-street parking space and access to stunning communal roof gardens, perfect for relaxing and entertaining.

This fantastic apartment is positioned along Victoria Avenue, within walking distance of Southend's vibrant city centre with its array of shops, eateries and leisure facilities. Commuters will appreciate the close proximity to Southend Victoria and Southend Central Train Stations, offering direct links into London, as well as convenient bus routes and easy access to the A127 and London Road. The seafront and London Southend Airport are also nearby, ensuring both lifestyle and convenience are catered for.

## One Bedroom Third Floor Flat

### Kitchen/Living Room

24'7 x 14'11

### Balcony

### Bedroom

16'10 x 9'8

### Bathroom

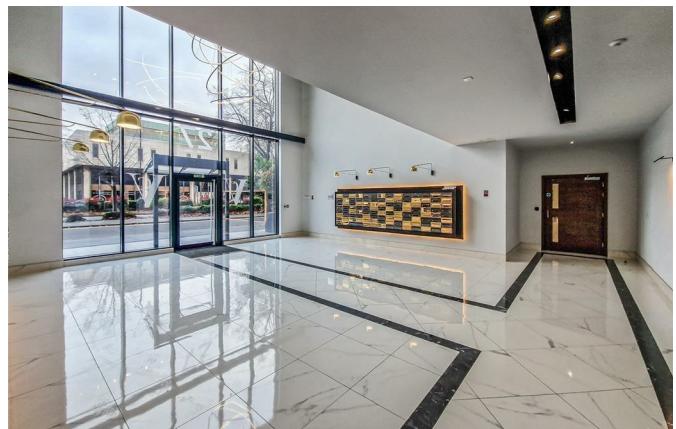
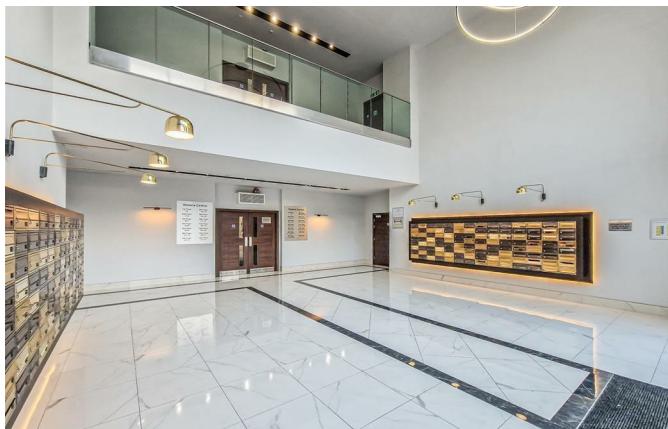
7'3 x 6'5

### Storage

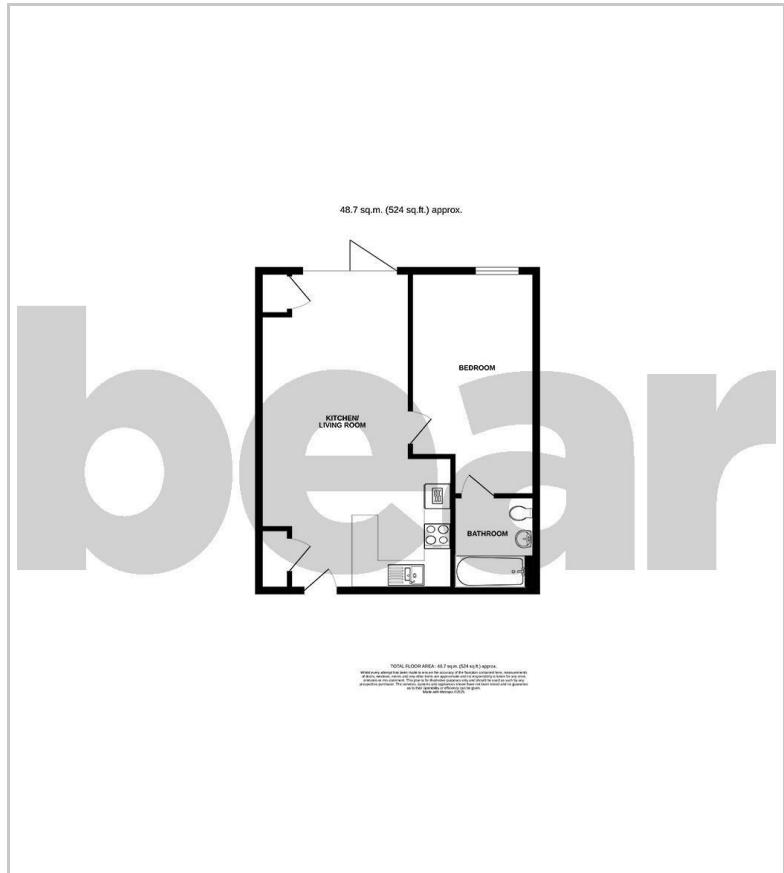
### Lift Access

### Communal Roof Gardens





## Floor Plan



## 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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	86
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

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

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