



**Avenue Road**  
**Westcliff-on-Sea**

**£200,000** Offers Over



Well presented one/two double bedroom top floor flat boasting versatile living accommodation as well as access to communal off-street parking and a garden to the rear. Located within easy reach of local amenities, the seafront and both Southend Central and Westcliff Train Stations.

- Top Floor Flat
- Well Presented Throughout
- Space for One or Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Three Piece Bathroom
- Communal Off-Street Parking and a Garden to the Rear
- Average Lease Length
- Double Glazing and Gas Central Heating
- Access to Bus Links and Train Lines
- Close to Southend High Street for Amenities

# Avenue Road



Offering versatile living space, this one/two bedroom top floor flat is ideally located on a quiet residential road in Westcliff-on-Sea, within close distance of the seafront. The property is in prime location for commuters as you will find convenient bus links just minutes away, whilst Southend Central, Southend Victoria and Westcliff Train Station are all close to hand. Southend's city centre offers an abundance of shops and eateries, whilst local theatres are also close by.

The flat has been well presented throughout and offers versatile living space to offer one or two double bedrooms. The heart of the property lies within the open plan kitchen/living space that leads onto the master bedroom. The lounge has been utilised as a second double bedroom, to maximise space. Further accommodation includes a three piece bathroom and eaves storage. To the rear, there is access to communal off-street parking and a garden.

## **Enhance Hall**

## **Kitchen/Living Room**

14'3 x 12'3

## **Lounge/Bedroom Two**

15'5 x 12'0

## **Bedroom One**

16'3 x 11'4

## **Three Piece Bathroom**

6'2 x 5'8

## **Eaves Storage**

## **Communal Off-Street Parking**

## **Agents Note**

Tenure: Leasehold & Council Tax Band A.

The lease is approximately 93 years. The ground rent is £100 per annum and the service charge is £1122.60 per annum.



## Floor Plan

**EAVES STORAGE**

**LOUNGE/BEDROOM**

**ENTRANCE HALL**

**KITCHEN/LIVING ROOM**

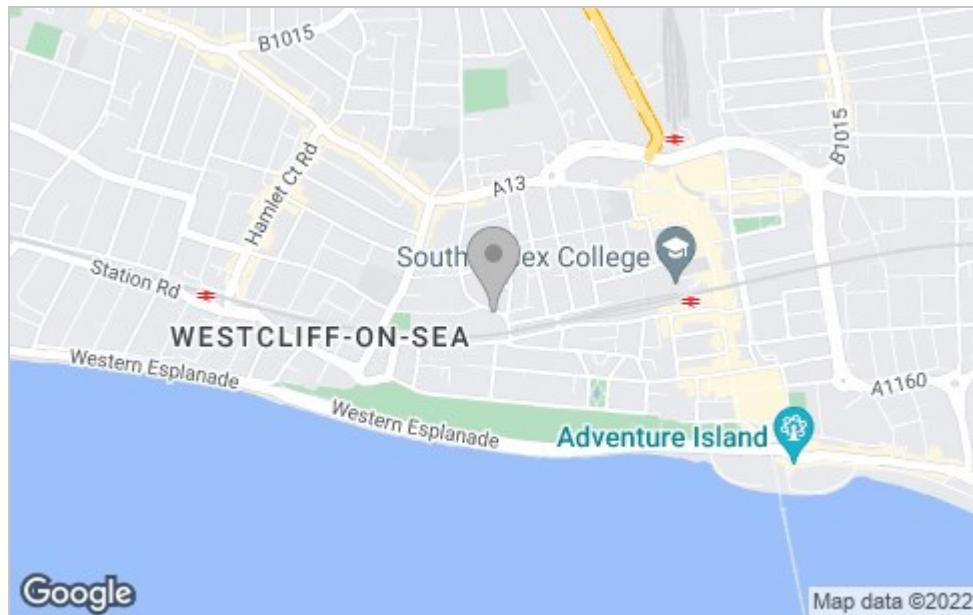
**BEDROOM**

**TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 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 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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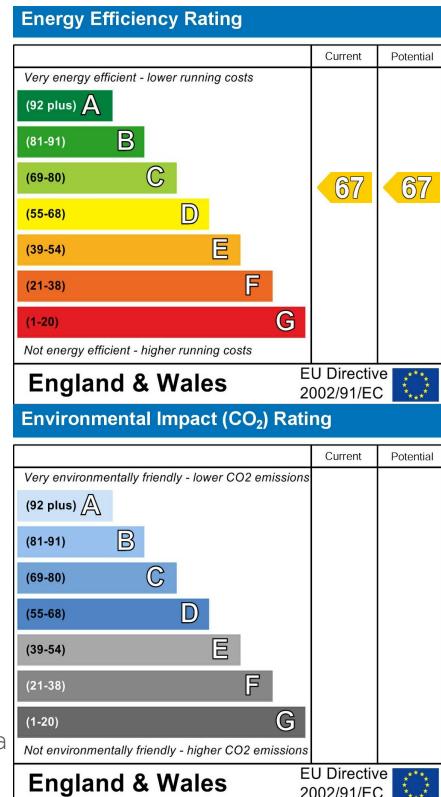
## Area Map



## 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



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