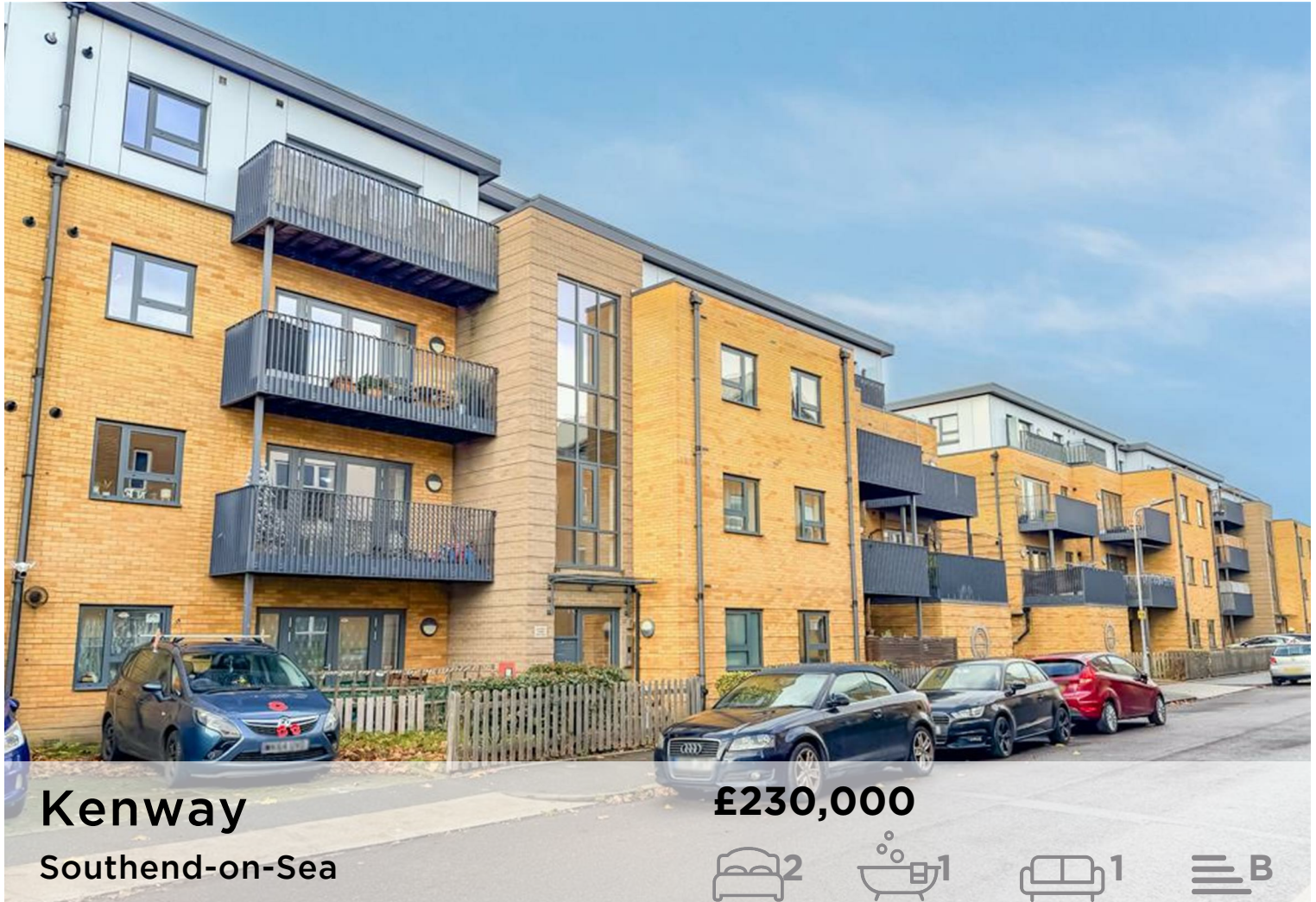


# bear

*Estate Agents*



Positioned on the third floor, this well-presented flat offers modern open plan living, two generous double bedrooms, a private balcony and one allocated off-street parking space. With double glazing, gas central heating and excellent storage, it makes an ideal home for first-time buyers, commuters or investors.

- Beautiful Flat Ideal for First Time Buyers
- Two Double Bedrooms
- Stylish Three Piece Bathroom
- Open Plan Kitchen/Living Room
- Private Balcony
- Access to Bike Storage
- Video Entry System
- Double Glazing and Gas Central Heating
- Access to the A127 and Train Lines to London
- Allocated Off-Street Parking



# Kenway



Upon entering the flat, you are greeted by a welcoming entrance hall with storage. The spacious open plan kitchen/living room provides a sociable layout, enhanced by natural light and direct access to a private balcony. There are two well-proportioned double bedrooms, along with a modern three piece bathroom. The property further benefits from double glazing, gas central heating and one allocated off-street parking space.

Situated within Cole House on Kenway, this home enjoys a prime position close to a wide range of essential amenities. The area is served by excellent bus links, while Prittlewell Train Station offers direct access into London. Priory Park, Southend Hospital, London Southend Airport and Southend's vibrant city centre are all within close proximity. The property also falls within catchment for Bournemouth Park Academy and Cecil Jones Academy, with additional accessibility to nearby grammar schools.

## **Two Bedroom Third Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

23'7 x 12'4

### **Balcony**

### **Bedroom One**

11'9 x 11'3

### **Bedroom Two**

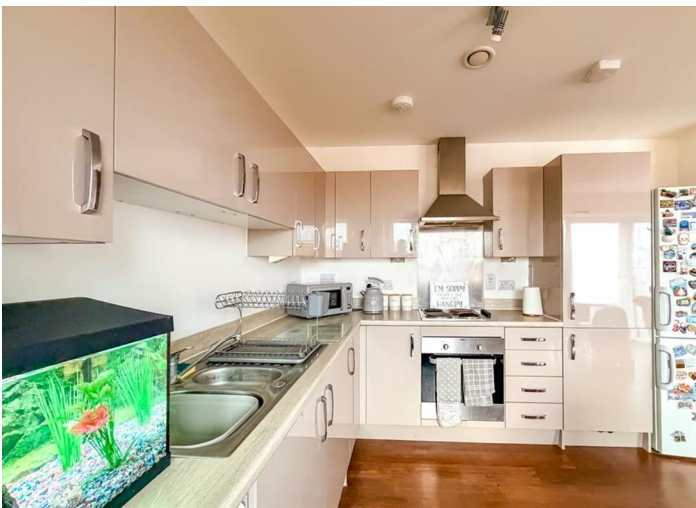
11'4 x 11'3

### **Three Piece Bathroom**

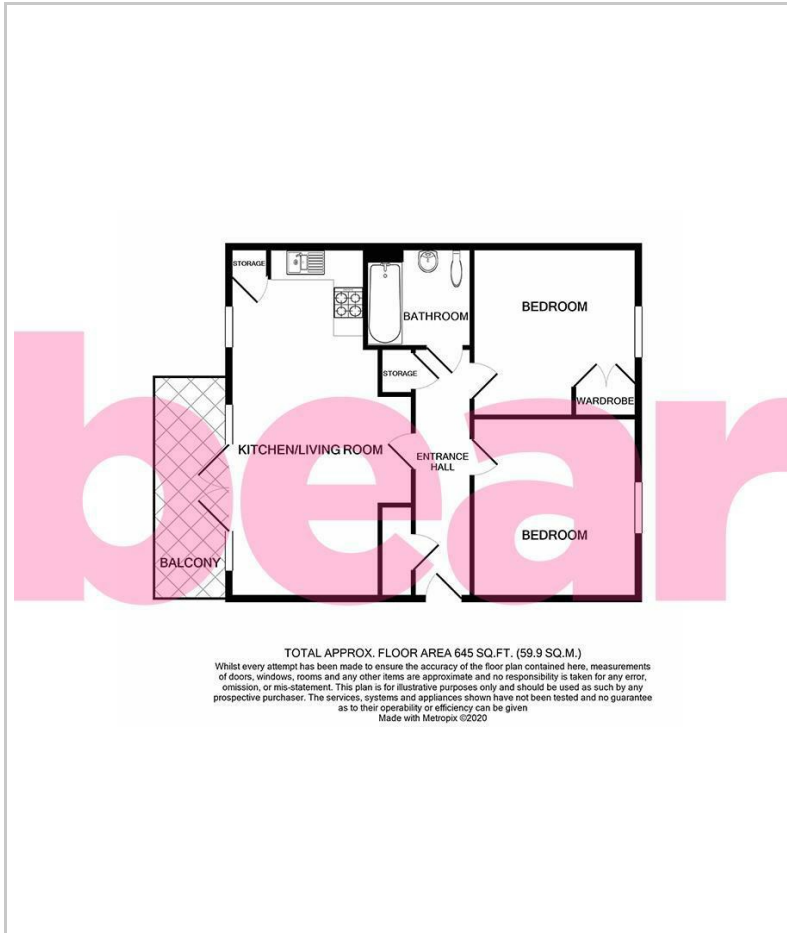
7'2 x 6'9

### **Off-Street Parking**

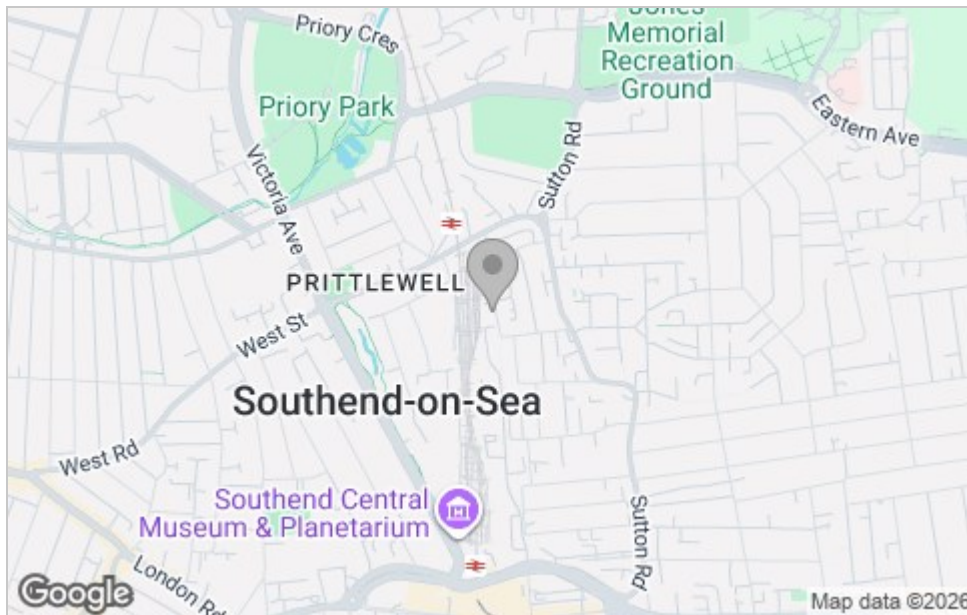
# Southend-on-Sea



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

