



# FOR SALE

## Warrior Square North, Southend-On-Sea SS1 2JN

Guide Price £160,000   Leasehold   Council Tax Band - A

- One Bedroom Ground Floor Flat
- Allocated Parking For One Vehicle
- Private Rear Courtyard Garden
- Two Minute Walk To Southend Highstreet
- Fitted Kitchen
- Recently Renewed Lease At 138 Years Remaining
- Deceptively Large Inside And Recently Decorated
- Close To Southend Central & Southend Victoria Station
- Views Over Warrior Square Park
- Local Amenities Nearby

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

**\*\*GUIDE PRICE £160,000 - £170,000\*\*PARKING\*\***

Positioned in the City Centre of Southend-On-Sea, this ground floor apartment on Warrior Square North is being offered with no onward chain. Recently decorated, you can simply move your furniture into this property which would be ideal for first time buyers or investors.

The property features a well-proportioned reception room. The bedroom is situated to the rear of the property providing peace and quiet in the evenings and a three piece bathroom completes the accommodation.

The property also features a private courtyard to the rear, offering outside space for dining or

relaxing. Additionally, the property includes parking for one vehicle to the rear, a valuable asset in this bustling area.

Situated within a short walk to the mainline station, residents will benefit from excellent transport links, making commuting to London and beyond a breeze. The vibrant amenities of Southend City are also within easy reach, providing a variety of shops, restaurants, and leisure activities.

## Measurements

Lounge - 17'0" x 14'0" (5.18m x 4.27m)

Kitchen - 18'5" x 5'10" (5.61m x 1.78m)

Bedroom - 15'11" x 11'5" (4.85m x 3.48m)

Bathroom - 9'6" x 4'2" (2.9m x 1.27m)

## Interior

Communal door to the front of the building with internal access to the first floor flat and this ground floor flat. There is a spacious lounge situated on the right and to the front of the property which is South facing. The bedroom can be found at the rear of the property with a window out to the courtyard. There is a three piece bathroom next to the bedroom and then the kitchen is situated to the rear with access to the lean to and door out to the courtyard. The property has been recently painted and new carpets have been laid. There is gas central heating provided with a combination boiler situated in the lean to.

## Exterior

There is a small courtyard garden to the rear which is private with gated access leading to a carpark with parking.

## Location

This property is ideally located in the City of Southend and just a short walk to the City centre and mainline station. It is also only a short walk down to the pier, seafront and adventure island.

## Tenure

Leasehold

138 years remaining on the lease

£390 Management Fee per annum

£265 Building Insurance per annum

£90 Communal Area Check per annum

No Ground Rent

Pace Management



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 5/2024



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 78        |

#### 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 | 81        |

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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