



FOR SALE

**Gordon Road,
Southend-on-Sea SS1 1NG**

£135,000 Leasehold

- 1 Bedroom Flat
- Ground Floor
- Allocated Parking
- New Lease - 148 Years
- Private Courtyard
- Double Glazed
- Short Walk to Southend High Street
- 2 Minute Walk to Mainline Rail Stations
- Rental Potential of £7,800 per annum
- Viewing Advised

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

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Description

Superb 1-bedroom ground floor apartment in the heart of Southend, just a short walk from the town centre and rail stations with the added benefit of allocated off street parking. The ideal commuter or investment property with low stamp duty and a rental potential of £7,800 per annum. The apartment has its own front door, great size lounge, separate fitted kitchen, double

bedroom and bathroom. Double glazed throughout and newly laid carpets in the lounge and bedroom. Access to a small private courtyard. A new lease has been added by the current owner.

Entrance

Private side entrance with uPVC door into hallway.

Lounge

13'2 x 12 (4.01m x 3.66m)

Fitted carpet, large double glazed window to front aspect, large radiator, skirting & original coving.

Bedroom

12' x 7'9 (3.66m x 2.36m)

Fitted carpet, large radiator, double glazed window to back aspect & skirting.

Kitchen

13'3 x 7'11 (4.04m x 2.41m)

Laminate flooring, range of base and wall mounted units, radiator, space for all appliances, stainless steel sink and draining board & tiled splash back.

Bathroom

7'11 x 4'11 (2.41m x 1.50m)

Large bath with shower attachment, hand wash basin, WC, double glazed frosted window to back aspect, extractor fan & radiator.

Parking

1 allocated parking space.

Courtyard

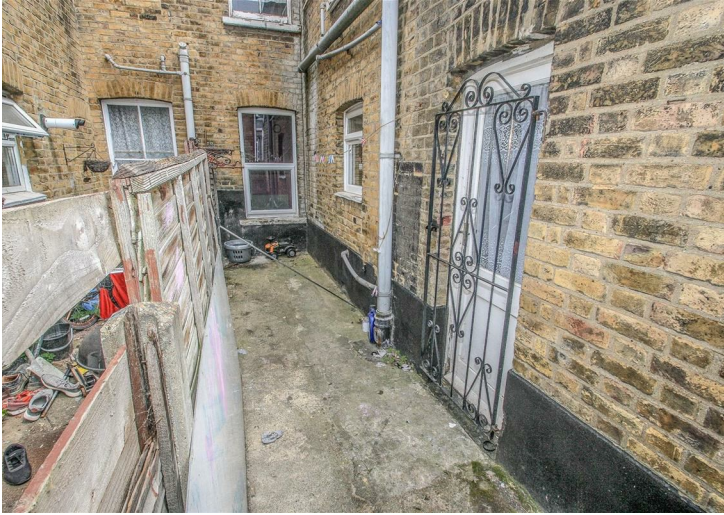
Small private courtyard garden.

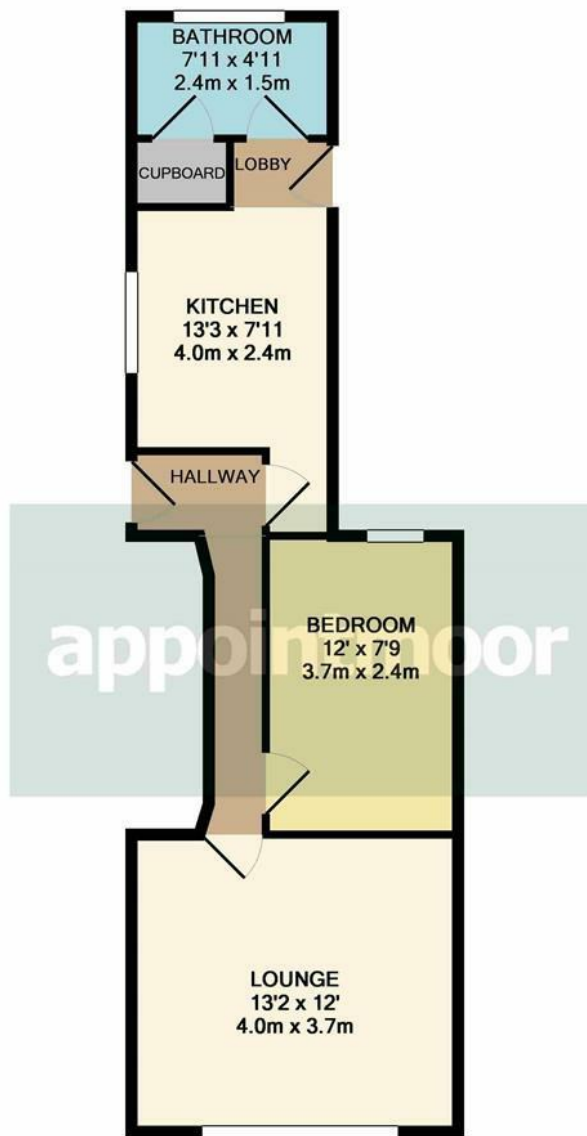
Tenure

Lease - 148 Years remaining

Ground Rent - £125 Per annum

Insurance approx £200 per annum





TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**

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