



# FOR SALE

**Elmer Avenue,  
Southend-On-Sea SS1 1NB**

Offers In Excess Of £120,000 Leasehold Council Tax Band - B

796.50 sq ft

- Two Bedroom First Floor Flat
- Central Location With Excellent Amenities
- Newly Renovated Throughout
- Private Garden Area
- Three Piece Suite Bathroom
- Spacious Kitchen With Room For Dining Seating
- Close Proximity To Southend Station
- No Onward Chain
- Cash Buyers Only
- Investment Opportunity

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

**appointmoor**

## Description

LOOKING FOR A CENTRAL LOCATION CLOSE TO AMENITIES? \*CASH BUYERS ONLY DUE TO LOW LEASE\*

A two bedroom, first floor flat situated in the heart of Southend City. Within walking distance to Southend Central Station and all of what Southend has to offer.

The property has been newly renovated with high quality carpets and paint, in addition featuring a spacious kitchen with modern inset sink and drainer, also with plenty of cupboard space for your belongings.

A bonus feature of this property is a useable loft space with convenient pull down ladder access. The property also comes with a private garden area at your disposal.

## Measurements

Landing

5'7 x 2'3 x 18'1 (1.71m x 0.70m x 5.53m)

Kitchen

9'7 x 17'3 (2.93m x 5.27m)

Lounge

13'5 x 9'3 (4.10m x 2.82m)

Bedroom 1

11'10 x 9'6 (3.63m x 2.92m)

Bedroom 2

5'11 x 8'2 x 10'10 (1.81m x 2.49m x 3.31 (into recess)

## Interior

You enter the flat via newly carpeted stairs onto a generous landing. Directly in front of you is a sizeable kitchen, plenty of base and wall units meaning ample storage, with space for a dining area. Following round from the kitchen is the bathroom featuring a 3 piece suite including bath, low level W/C and hand basin. Next along is bedroom 1 with space for a double bed. The lounge and bedroom 2 are at the opposite end of the hallway. The lounge is bright from the natural light from the generously sized windows. There is also a useable space in the loft accessed via a pull down ladder.

## Exterior

The flat comes with a private garden area that will be fenced off by completion. There is access to this area through a gate at the side of the property.

## Location

Situated in the heart of Southend City, with a whole host of restaurants, supermarkets, cafes and retail shops just a short walk away. Southend Station is approximately an 8 minute walk away, making this property ideal for commuters.

## School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery  
Southchurch High School

## Tenure

Remaining Lease Length: 55 years  
Annual Ground Rent: £120.00  
Annual Service Charge: £720.00  
Managing Agent: Right To Manage





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 indicative 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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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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		56	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		50	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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