

Nelson Street, Southend-on-Sea Essex, SS1 1EF



£275,000

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### £275,000 | Leasehold

- Newly Converted
- Clifftown Conservation Area
- 2 Minutes to Southend Central Station
- Allocated Parking
- 125 Year Lease
- 2 Bedrooms
- First Floor
- 5 Minute Walk to Estuary Front
- Close to Many Amenities
- Viewing Advised

### \* Newly converted apartment building

- \* Clifftown Conservation Area
- \* 2 bedrooms
- \* 1 bathroom
- \* First Floor apartment
- \* Allocated parking

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### Living/Kitchen Area

16'1 x 14'3 (4.90m x 4.34m) Two original sash windows to front aspect, engineered white wood effect flooring & spotlights. Through to kitchen.

### Kitchen

Galley style kitchen with integrated hob with extractor, oven, fridge freezer & slimline dishwasher. Range of complimentary wall & base units, stainless steel sink with mixer tap.

### Bedroom One

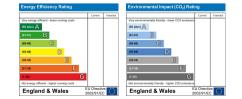
9'4 x 6'8 (2.84m x 2.03m) Original single glazed window to front aspect, fitted carpet.

### Bedroom Two

11'6 x 9 (3.51m x 2.74m) Double glazed window to side aspect, fitted carpet.

### Bathroom

Fully tiled, spotlights & chrome heated towel rail. Wash hand basin, WC, bath with shower attachment and folding glass screen.



DRAFT PARTICULARS AWAITING APPROVAL

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 APPOINTMOOR ESTATES ONLY