



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

£275,000

**appointmoor**

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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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
101-109 kWh/m <sup>2</sup> A			101-109 g/m <sup>2</sup> A
81-100 kWh/m <sup>2</sup> B			81-100 g/m <sup>2</sup> B
61-80 kWh/m <sup>2</sup> C			61-80 g/m <sup>2</sup> C
41-60 kWh/m <sup>2</sup> D			41-60 g/m <sup>2</sup> D
21-40 kWh/m <sup>2</sup> E			21-40 g/m <sup>2</sup> E
1-20 kWh/m <sup>2</sup> F			1-20 g/m <sup>2</sup> F
0 kWh/m <sup>2</sup> G			0 g/m <sup>2</sup> G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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