



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

£350,000

**appointmoor**

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

£350,000 | Leasehold

- 2 Double Bedrooms
- Allocated Parking
- 2 Bathrooms
- 125 Year Lease
- Clifftown Conservation Area
- On top of Southend High Street
- 1 Minute Walk to Southend Central Station
- 5 Minute Walk to Estuary Front
- Newly Converted
- Viewing Advised

- \* Newly converted apartment building
- \* Clifftown Conservation Area
- \* 2 bedrooms
- \* 2 bathrooms
- \* Basement apartment
- \* Allocated parking

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### Entrance

Entrance door leading to stairs into basement apartment. Original sash window to side aspect.

### Lounge/Dining Area

16'8 x 13'7 (5.08m x 4.14m)

Engineered wood effect flooring, spotlights & video intercom system. Archway leading to kitchen.

### Kitchen

Integrated appliances - hob with extractor, oven, fridge freezer & slimline dishwasher. Space for washing machine. Range of complimentary wall & base units, stainless steel sink with mixer tap.

### Bedroom One

12'1 x 10'8 (3.68m x 3.25m)

Double glazed door leading onto small courtyard area. Spotlights & fitted carpet. Door to en-suite.

### En-Suite

Fully tiled, wall mounted heated towel rail, spotlights, extractor fan & shower cubicle, WC & wash hand basin.



### Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

Double glazed door to rear aspect, fitted carpet & spotlights.

### Bathroom

Fully tiled, bath with overhead shower & glass screen, WC & wash hand basin.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
58-68 D			58-68 D		
49-57 E			49-57 E		
39-48 F			39-48 F		
21-38 G			21-38 G		
1-20 G			1-20 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