



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

£335,000

appointmoor

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

£335,000 | Leasehold

- Clifftown Conservation area
- Newly Converted
- 2 Bedrooms
- 2 Bathrooms
- Second Floor
- Allocated Parking
- 2 Minutes to Southend Central Station
- 5 Minute Walk to Estuary Front
- Viewing Advised
- 125 Year Lease

- * Newly converted apartment building
- * Clifftown Conservation Area
- * 2 bedrooms
- * 2 bathrooms
- * Second Floor apartment
- * Allocated parking

72 The Ridgeway
Chalkwell Westcliff-on-Sea Essex SS0 8NU

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Entrance

Stairs leading up to second floor.

Living/Kitchen Area

Two double glazed windows to side aspect, engineered wood effect flooring & spotlights. Kitchen area with integrated hob with extractor, oven, fridge freezer & slimline dishwasher. Range of complimentary wall & base units, stainless steel sink with mixer tap.

Bedroom One

13'5 x 7'7 (4.09m x 2.31m)

Original window to back aspect, fitted carpet & spotlights.

Bedroom Two

10'6 x 9'4 (3.20m x 2.84m)

Original window to back aspect, fitted carpet & spotlights. En-suite.

En-Suite

Fully tiled, wash hand basin, shower cubicle with glass door.

Bathroom

Window to back aspect, fully tiled & spotlights. Wash hand basin, WC, bath with shower attachment and folding glass screen.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
101-109 kWh/m ² A			101-109 tCO ₂ /m ² A		
81-100 kWh/m ² B			81-100 tCO ₂ /m ² B		
61-80 kWh/m ² C			61-80 tCO ₂ /m ² C		
41-60 kWh/m ² D			41-60 tCO ₂ /m ² D		
21-40 kWh/m ² E			21-40 tCO ₂ /m ² E		
1-20 kWh/m ² F			1-20 tCO ₂ /m ² F		
0 kWh/m ² G			0 tCO ₂ /m ² G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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