



FOR SALE

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

£200,000 Freehold

- First Floor
- 3 bedroom apartment
- Great Size Throughout
- Converted House
- Close to Southend Central Station
- Short Walk to High Street & Seafront
- Good Access to A13
- Rental Potential of £10,800 per annum
- Viewing Advised

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

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Description

We are pleased to offer this large 3 bedroom apartment to the sales market! The property is the ideal first time purchase or buy to let purchase with a rental potential of £10,800 per annum, The property benefits from being close to Southend High Street, the sea front and Southend Central Station.

We strongly advise viewing, please call the team for further information and viewing arrangements.

Lounge

13'08 x 11 (4.17m x 3.35m)

Fitted carpet, large double glazed windows to front aspect, skirting, hanging light fixture, coving, skirting & large radiator.

Kitchen

8'07 x 6'07 (2.62m x 2.01m)

Laminate flooring, mixture of wall mounted and low level units, stainless steel sink and draining board, space for fridge freezer, washing machine, freestanding cooker and oven, double glazed window to side aspect, fully tiled walls & combination boiler.

Bedroom One

12'07 x 10'06 (3.84m x 3.20m)

Fitted carpet, double glazed window to back aspect, hanging light fixture, large radiator, skirting & fitted cupboard.

Bedroom Two

11'06 x 9'06 (3.51m x 2.90m)

Fitted carpet, hanging light fitting, double glazed window to rear aspect, storage cupboard, skirting & large radiator.

Bedroom Three

7'10 x 5'10 (2.39m x 1.78m)

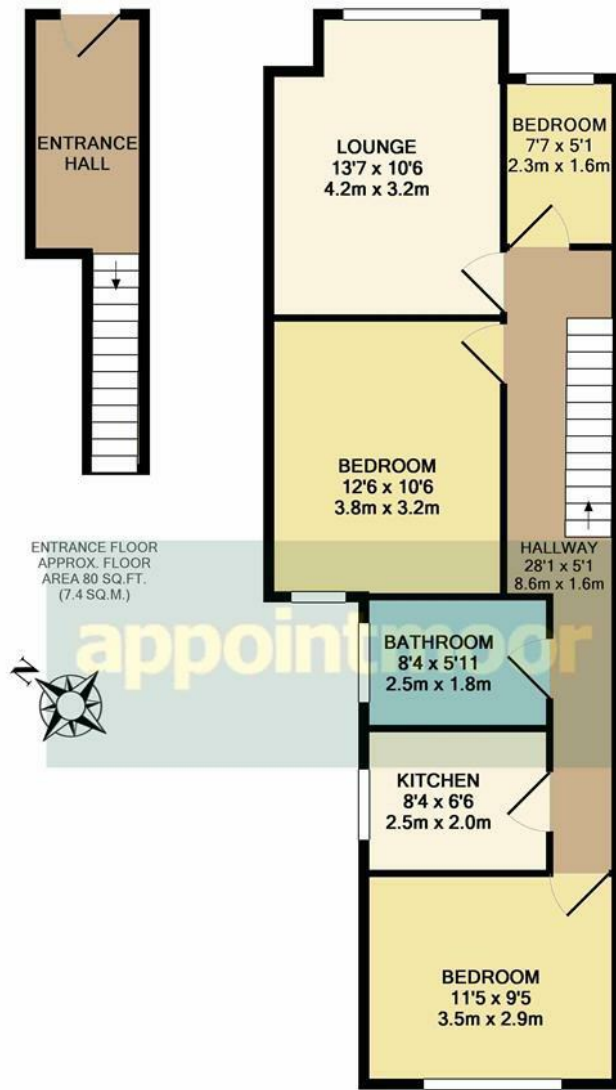
Fitted carpet, skirting, double glazed window to front aspect, hanging light fixture, radiator & coving.

Bathroom

8'07 x 5'11 (2.62m x 1.80m)

Fitted carpet, bath with shower attachment, hand wash basin, double glazed obscure window to side aspect, radiator, WC, fully tiled walls & fixed light fitting.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 80 SQ.FT.
(7.4 SQ.M.)

HALLWAY
28'1 x 5'1
8.6m x 1.6m

1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	79
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		71	82
England & Wales	EU Directive 2002/91/EC		

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 APPOINTMENT ESTATES ONLY**

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