

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodgrange Drive, Southend-on-Sea, SS1 2SE



£150,000

Situated in a convenient location, within short walking distance of Southend-on-Sea High Street, sea front, Southend East railway station for c2c to London Fenchurch Street, and the historic Southchurch Hall Park and Gardens, is this period one bedroom ground floor flat. This well maintained property would make an ideal FIRST TIME BUY or BUY TO LET investment and benefits from having a 16' 1" lounge; 12' 7" kitchen and allocated off street parking. Lease length 85 years. EPC rating - TBC. Our ref: 16432

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Accommodation comprises:

Entrance via front door to communal hallway with stairs to first floor flat. Personal entrance door to:

HALLWAY

Coved and skimmed ceiling. Two built in storage cupboards, one of which has space for washing machine and tumble dryer. Doors to:

LOUNGE 16' 1" x 12' 9" approx. (4.9m x 3.89m)

Coved and skimmed ceiling. UPVC double glazed sash windows to front aspect. Two radiators.



KITCHEN 12' 7" x 5' 5" (3.84m x 1.65m)

Skimmed ceiling with spotlight insets. UPVC double glazed sash windows to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with electric oven under. Space for fridge/freezer. Radiator.



BEDROOM 10' 6" x 8' 7" into bay (3.2m x 2.62m)

UPVC double glazed sash bay windows to side aspect. Radiator.



SHOWER ROOM 6' 2" x 4' 6" (1.88m x 1.37m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Part tiled walls. Radiator.



OUTSIDE OF PROPERTY:

To the rear of the property is an allocated off street parking space, accessed from Park Lane.



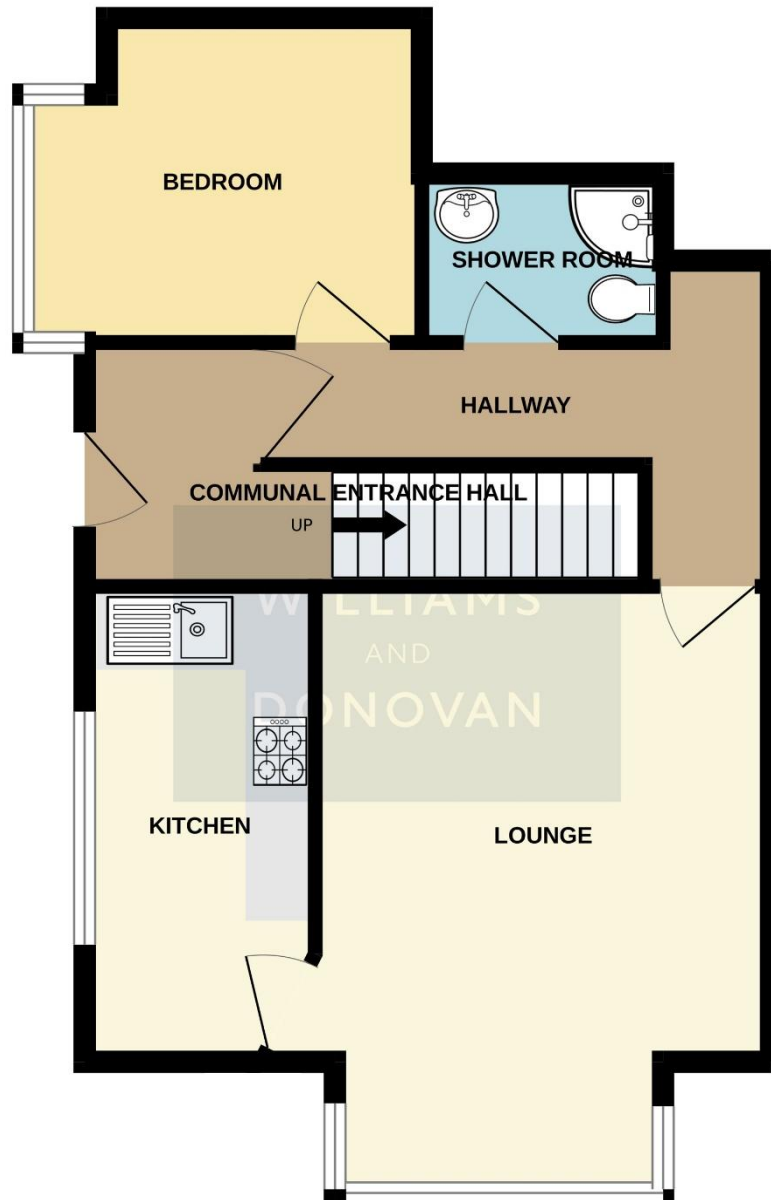
Agent's Note:

Lease length - 85 years approx.

Ground rent - £150 approx. per annum

Service charges - £150 approx. per month

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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