



## Albert Road, Southend on sea

### FANTASTIC GROUND FLOOR GARDEN FLAT

Castle Estate Agents are pleased to offer FOR SALE this beautifully presented ground floor One bedroom flat finished to a high standard and set in this quiet road within close proximity to SOUTHEND SEA FRONT, local shops, STATION and OFFERED CHAIN FREE.

- One bedroom
- Beautifully presented
- Chain free
- Gas central heating
- Walk to station
- Ground floor
- Long lease
- Double glazed
- Own rear garden
- Walk to sea front

**£149,500 Leasehold**

## Front aspect

Small front garden with tiled pathway to Communal hardwood door with frosted glass inset to:

## Communal hallway

New carpets, ornate coving, Over cupboard housing meters, own hardwood door to:

## Lounge 13' by 11' 3" (3m 96cm by 3m 43cm), (I)

Double glazed bay window to the front aspect, radiator, new carpets, power points, original coving, tv point, feature fireplace with wood surround, arch to:

## Kitchen 9' 3" by 9' 3" (2m 82cm by 2m 82cm), (I)

Eye level and base level units, roll top work surfaces, incorporating a stainless-steel sink and single drainer with mixer taps, 4 ring gas hob with under oven and over extractor fan, space for washing machine, tiled splash backs, power points, original coving, spotlights, radiator, double glazed door to the rear aspect.

## Inner hallway

New carpets, storage cupboard.

## Bedroom 11' 8" by 8' 5" (3m 56cm by 2m 57cm), (I)

2 x Double glazed windows to the side aspect, new carpets, power points and radiator.

## New shower room


3 Piece White suite comprising of a hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted mains rainfall shower and glass door, low level flush toilet, fully tiled, heated towel rail, tiled flooring, extractor fan, storage cupboard, double glazed frosted window to rear aspect.


## Rear garden

Approximately 36ft West facing, paved patio area, outside light, mature shrub borders, brick built shed.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
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