

Flat 63, 445, Meridian Point Southchurch Road, Southend-On-Sea, SS1 2EB
OFFERS IN THE REGION OF £170,000



PROPERTY DESCRIPTION

Gateway is delighted to present this modern two-bedroom apartment in Southend-on-Sea.

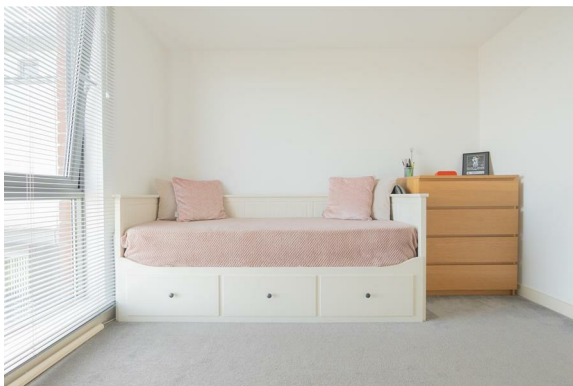
Purpose-built in 2005, the property offers a perfect blend of comfort and style. Upon entering, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The property boasts two lovely bedrooms, providing ample space for a small family, a couple, or even a home office, as well as a large four-piece bathroom. Totalling 677 sq ft, there is plenty of room to personalise this property and make it your own.

Other benefits include an off-street parking space for your vehicle in the gated, well-maintained communal grounds, and a fantastic array of amenities close by. Southend East Station is only a 10 minute walk away providing quick and convenient access to London.

Don't miss out, book your viewing for this fantastic apartment today!

- **Spacious fourth-floor apartment**
- **Allocated off-street parking**
- **Large open plan lounge/kitchen**
- **Fitted kitchen appliances**
- **Two good-sized double bedrooms**
- **Four-piece bathroom**
- **Modern furnishings throughout**
- **Elevator access**
- **Excellent amenities close by**
- **A must view property!**





ROOM MEASUREMENTS

Communal Entrance

Communal entrance featuring stairs and lift to all floors. Entrance to:

Entrance Hall

Smooth ceilings, inset downlighters, wall-mounted electric heater, telephone point, large cupboard with dual opening doors and doors to:

Kitchen/Living Room

19'11" x 13'5"

Smooth ceilings, large floor to ceiling double glazed window and door with a Juliet balcony overlooking the communal gardens, TV and telephone points and a wall-mounted electric heater. The kitchen comprises a modern range of base and eye level storage units, complemented with roll edge worktops, inset one and a quarter bowl sink with a mixer tap, four ring electric hob with an extractor fan above and a built-in oven under and integrated fridge/freezer.

Bedroom One

10'5" x 10'4"

Smooth ceiling, large double glazed window to the rear aspect overlooking the communal grounds, wall-mounted electric heater and a TV point

Bedroom Two

13'10" x 9'0"

Smooth ceilings, large double glazed window to the rear aspect overlooking the communal grounds, telephone point and a wall-mounted electric heater.

Bathroom

9'8" x 5'7"

Smooth ceilings, multiple inset downlighters, extractor fan, tiling to walls, vinyl floor, a stunning white suite comprises a sink unit with mixer tap, WC, tiled bath with mixer tap and shower attachment, large walk-in tiled shower enclosure, chrome heated towel rail.

Tenure

Leasehold Property

Length of Lease - 125 years from December 2003

Freeholder - Fairhold Holdings

Managing Agent - PACE Property Lettings and Management Ltd

Ground Rent - £250 per annum

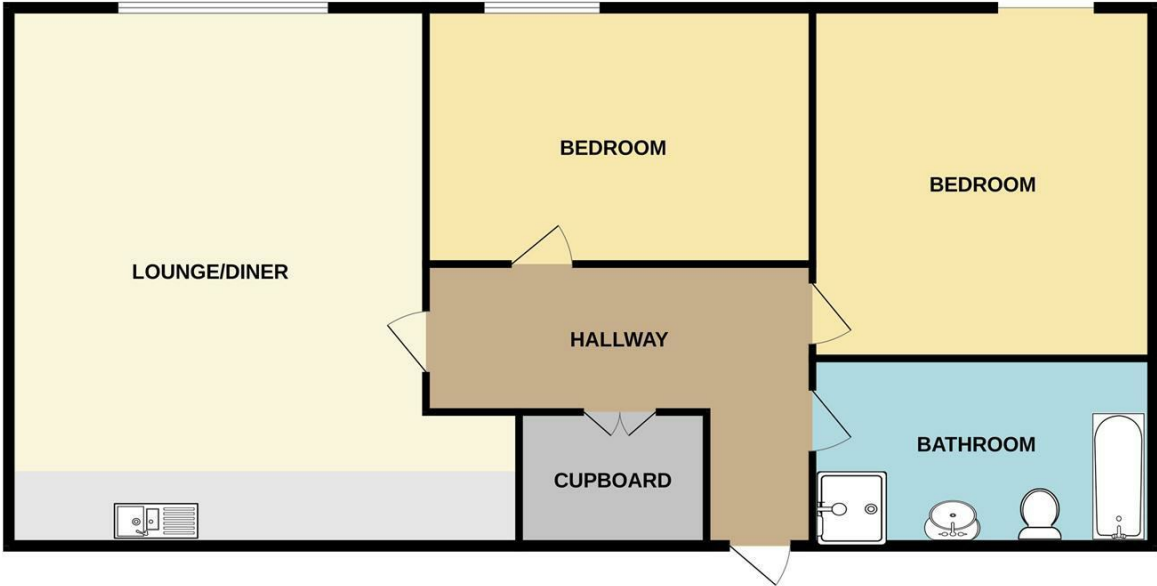
Service Charge - approx. £3600 per annum

Please NOTE there is currently a Section 20 notice in place. The cost of these works are uncertain at present and prices are still being obtained. Costs will be divided between 74 flats.

Agent Notes

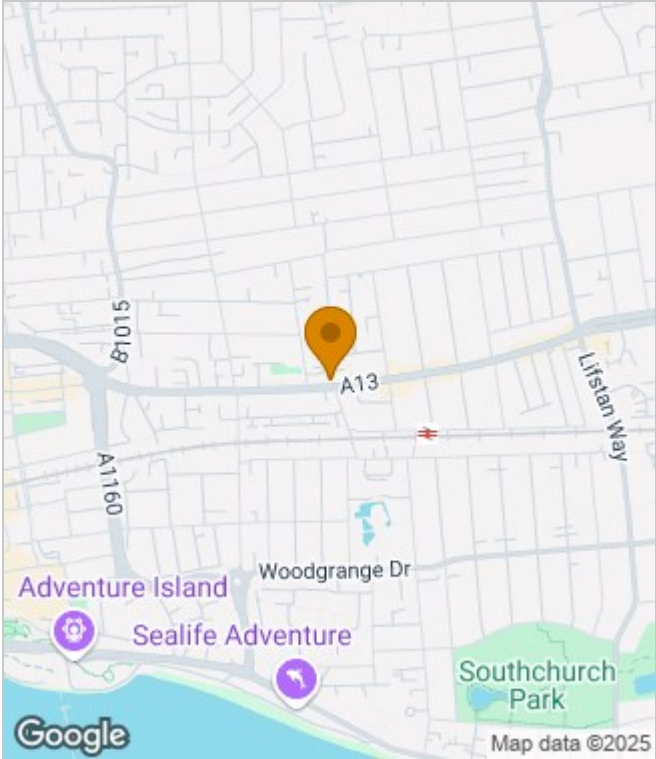
Please note that under the Estate Agents Act 1979, the sellers of the property are an employee within the Gateway Group Family of Companies.

FLOOR PLANS

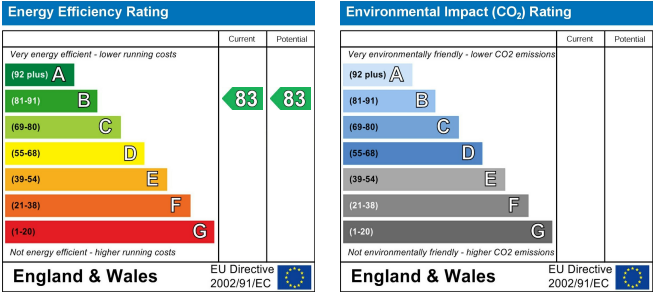


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



ENERGY PERFORMANCE GRAPH



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