



# FOR SALE

## Optical Court, Kenway, Southend-On-Sea SS2 5DZ

£200,000 Leasehold Council Tax Band - C

- **\*\*INVESTMENT - TENANT IN SITU\*\***
- Second Floor Apartment
- Two Double Bedrooms
- Large Open Plan Lounge/Kitchen
- Double Glazing Throughout
- Electric Heating
- Close To Prittlewell Station
- Additional Street Parking Available
- Allocated Parking
- Current Rental Income £11,340 per annum

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

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## Description

**\*\*INVESTMENT - TENANT IN SITU\*\*** Modern two double bedroom second floor apartment in central Southend situated just a short walk from Prittlewell rail station. The apartment offers ample space throughout & allocated parking. Two double bedrooms. Large lounge/open plan kitchen. Modern three piece bathroom suite. Double glazing throughout. Current Rental Income £11,340 per annum.

### Entrance

Front door into apartment hallway. Doors to all rooms.

### Lounge

Spacious lounge with fitted carpet, double glazed window and wall mounted heater.

### Kitchen

Fitted kitchen with a range of wall and base units and integrated oven with hob.

### Bedroom 1

Bedroom with fitted carpet and double glazed window.

### Bedroom 2

Bedroom with fitted carpet and double glazed window.

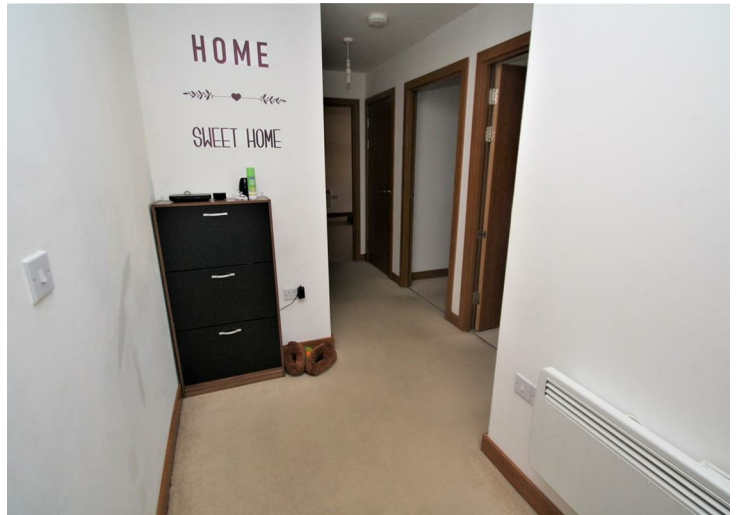
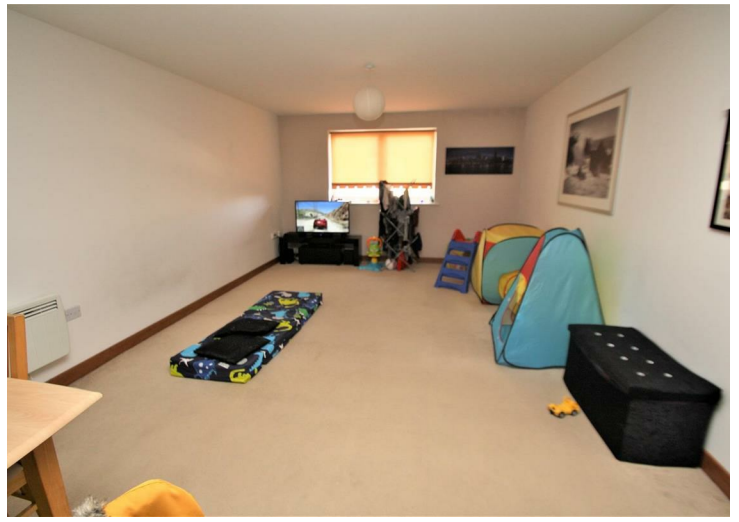
### Bathroom

Three piece suite comprising WC, wash hand basin and bath with shower over.

### Parking

One allocated parking space.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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