



FOR SALE

**Apollo Drive,
Southend-On-Sea SS2 4GU**

£475,000 Freehold Council Tax Band - E

- Five Bedroom Link Detached Home
- Fitted Kitchen With Integrated Appliances
- Two En-Suites
- Large Lounge/Dining Area
- Close To Local Amenities
- Low Maintenance Rear Garden
- Off Street Parking and Garage
- 17ft Conservatory With Underfloor Heating
- Within Walking Distance To Southend East Station
- Being Sold Via Modern Method Of Sale

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

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Description

We are proud to offer Apollo Drive, a stunning five bedroom link detached home consisting of five great sized bedrooms majority with fitted storage, two en-suites, a large family bathroom, spacious lounge area with a 17ft conservatory space with underfloor heating and a beautifully fitted kitchen with integrated appliance. Benefitting from a low maintenance rear garden perfect for enjoying with the family, off street parking and a garage, this home has more to offer than meets the eye.

Located just off of Lifstan Way, off of Southchurch Road,

you are in a central location for local amenities, within walking distance to Southend East Station where you have a direct route into London Fenchurch Street and within close proximity to Southend Beach. Being in a prime location you also are within catchment area for 'Southend High School For Girls', 'Greensway Primary School' and 'Southchurch High School' all under a mile away from your door. Viewings are highly recommended for this property.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Entrance

Double glazed obscure panelled door to entrance, Karndean flooring, radiator, partially tiled walls, storage cupboard, pendant lighting.

Lounge/Dining Area

Karndean flooring, radiators, double glazed bay window to front aspect, double glazed French doors to rear aspect, pendant lighting.

Conservatory

Karndean flooring with underfloor heating, double glazed windows to front aspect, double glazed windows to side aspect, double glazed French doors to rear aspect, ceiling mounted lighting.

Kitchen

Karndean flooring, radiator, double glazed window to front aspect, double glazed obscure door to rear aspect, base & wall units, 'Corian' work top incorporating sink & drainer, 4 point induction hob with extractor over, integrated dishwasher, integrated washing machine, integrated microwave, integrated tumble dryer, integrated wine fridge, space for fridge/freezer, coloured glass splash back, spotlight lighting.

W/C

Karndean, radiator, double glazed obscure window to front aspect, W/C, hand basin, ceiling mounted lighting.

Landing

Carpet flooring, radiators, loft access, storage cupboard, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to front aspect, double glazed window to rear aspect, fitted wardrobe, loft access, pendant lighting with fitted ceiling fan.

Bedroom 2

Carpet flooring, radiator, double glazed French doors to Juliette balcony, fitted wardrobes, pendant lighting with fitted fan.

En-Suite

Laminate flooring, radiator, double glazed obscure window to front aspect, tiled walls, shower cubicle, W/C, hand basin, extractor, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, fitted wardrobes, pendant lighting.

En-Suite

Laminate flooring, radiator, double glazed obscure window to rear aspect, tiled walls, shower cubicle, W/C, hand basin, extractor, spotlight lighting.

Bedroom 4

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, pendant lighting with fitted fan.

Bedroom 5

Carpet flooring, radiator, double glazed window to front aspect, ceiling mounted lighting.

Rear Garden

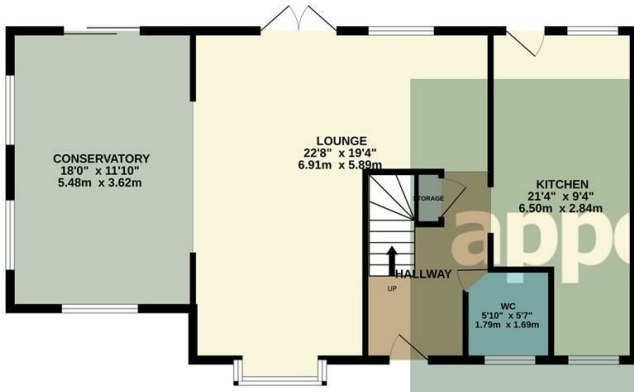
Concrete patio area, artificial grass, shrubs and flower beds, rear access gate.

Front Of Property & Parking & Garage

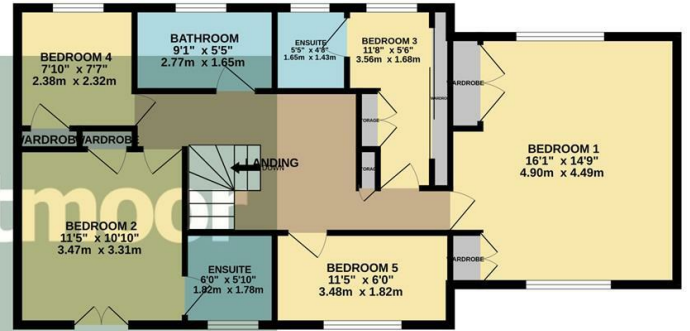
Concrete pathway to entrance, artificial grass, parking to the rear of the property for 2 vehicles. Garage with power and lighting.



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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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		
England & Wales	EU Directive 2002/91/EC	89

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		
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. 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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