



FOR SALE

London Road, Southend-On-Sea SS1 1PQ

Asking Price £150,000 Leasehold Council Tax Band - A

- One Bedroom First Floor Flat
- Lease To Be Extended Upon Completion
- Spacious Throughtout
- Close To Southend-On-Sea High Street
- Walking Distance To Southend Victoria Station
- One Double Bedroom With Fitted Wardrobes
- Three Piece Bathroom
- Ideal For First Time Buyer Or Property Investor
- Close To Local Amenities
- Walking Distance To Seafront

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

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Description

Welcome to this one-bedroom first-floor flat located on London Road in Southend-On-Sea. This property is ideal for a first-time buyer or a savvy property investor looking for a great opportunity. Situated close to Southend High Street and Victoria Station, convenience is at your doorstep. The easy access to the A127 and London Road

makes commuting a breeze, whether you're heading into London or exploring the local area.

This flat boasts a reception room, a bedroom, and a bathroom, providing ample space for comfortable living. The layout is perfect for those seeking a cosy yet functional living space.

Communal Entrance

Wooden door to entrance, tiled floor, pendant lighting.

Entrance

Wooden door to entrance, carpet flooring, radiator, loft access, wall mounted lighting.

Lounge

Carpet flooring, radiator, double glazed window to side aspect, double glazed window to rear aspect, logic boiler, ceiling mounted lighting.

Kitchen

Tiled flooring, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, freestanding cooker, space for fridge/freezer, space & plumbing for washing machine, extractor, ceiling mounted lighting.

Bedroom 1

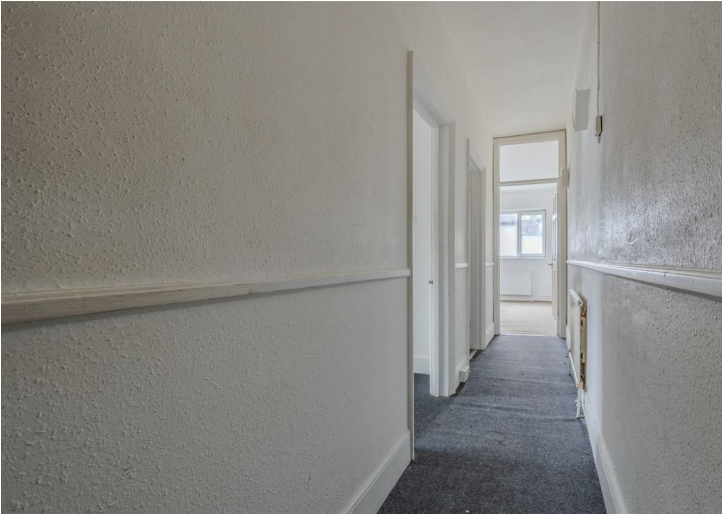
Carpet, radiator, double glazed window to side aspect, fitted wardrobe, pendant lighting.

Bathroom

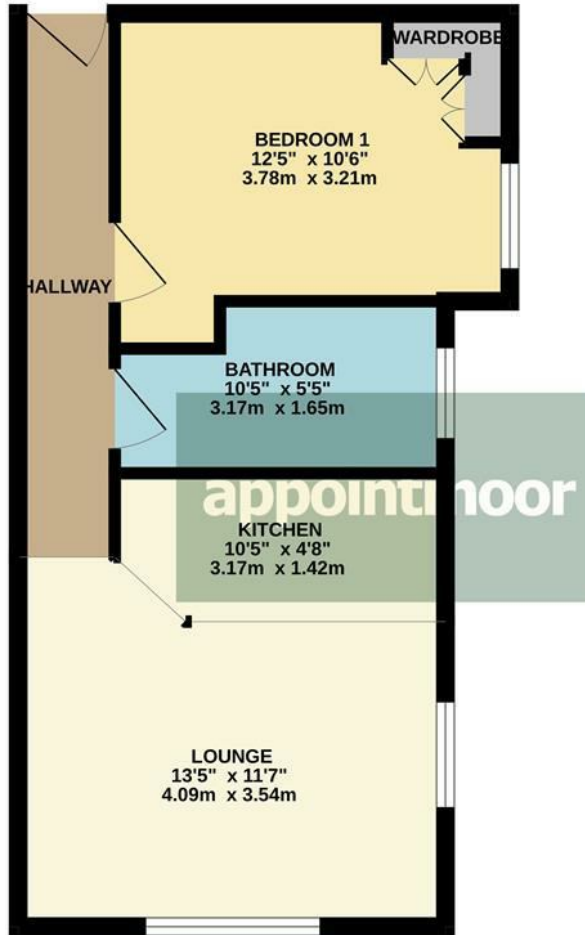
Laminate flooring, radiator, double glazed obscure window to side aspect, partially tiled walls, panelled bath with shower system over, hand basin, W/C, ceiling mounted lighting.

Tenure

Leasehold
62 Years Remaining On The Lease
Service Charge - TBC
Ground Rent - TBC



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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	

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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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