



FOR SALE

**Station Avenue,
Southend-On-Sea SS2 5ED**

£270,000 Share of Freehold Council Tax Band - B

- First Floor Two Bedroom Apartment
- Newly Build With Stunning Interior
- Situated Within Private Road With One Allocated Parking Space
- Share Of Freehold
- Two Double Bedrooms
- Spacious Lounge/Kitchen Area
- Fitted Kitchen With Integrated Appliances
- Within Walking Distance To Prittlewell Station
- Close To Southend Highstreet
- Perfect For First Time Buyer Or Property Investor

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

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Description

We are please to bring to the market Station Avenue, Southend-On-Sea, a charming first-floor apartment being sold with Share Of Freehold which is a true gem waiting to be discovered. Boasting a spacious 864 sq ft, this newly built (2021) home offers a modern and stylish living space that is sure to impress.

As you step inside, you are greeted by a beautifully designed interior with vaulted ceilings that add a touch of elegance to the space. The property features an open plan reception space perfect for entertaining guests, a fitted kitchen complete with integrated appliances, two double bedrooms offering ample space for comfort, and not one, but two bathrooms for added convenience.

You have the added benefit of allocated parking space for one vehicle, ensuring that you never have to worry about finding a spot after a long day. Additionally, the proximity to Prittlewell station, within walking distance, provides easy access to London Liverpool Street, making commuting a breeze for city workers or those looking to explore the capital. You are also within a short distance to Southend High Street and have easy access routes onto the A127.

If you are in search of a modern, well-appointed apartment with a prime location and excellent transport links, look no further than this two-bedroom apartment on Station Avenue. Don't miss out on the opportunity to make this stunning property your new home!

Entrance

Double glazed obscure door to entrance, carpet flooring, electric meters, pendant lighting.

Lounge/Diner/Kitchen

Wooden flooring, radiators, double glazed windows to rear aspect, double glazed window to front aspect, vaulted ceiling with skylights, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, integrated oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, built in island with marble effect worktop and storage space, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, vaulted ceiling with skylight, pendant lighting.

En-Suite

Tiled flooring, vaulted ceiling with skylights, heated towel rail, partially tiled walls, hand basin, walk in shower cubicle, W/C, extractor, wall mounted lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, spotlight lighting.

Bathroom

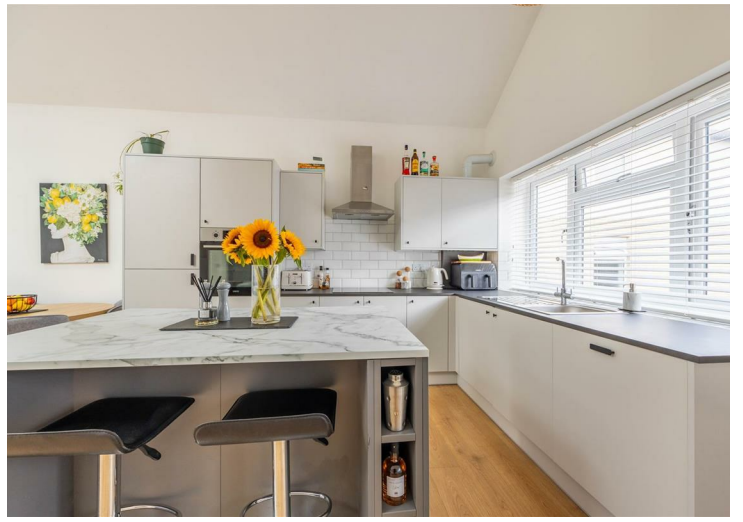
Tiled flooring, heated towel rail, partially tiled walls, double glazed obscure window to front aspect, hand basin, W/C, bath with shower system over, loft access with storage space, spotlight lighting.

Front Of Property & Parking

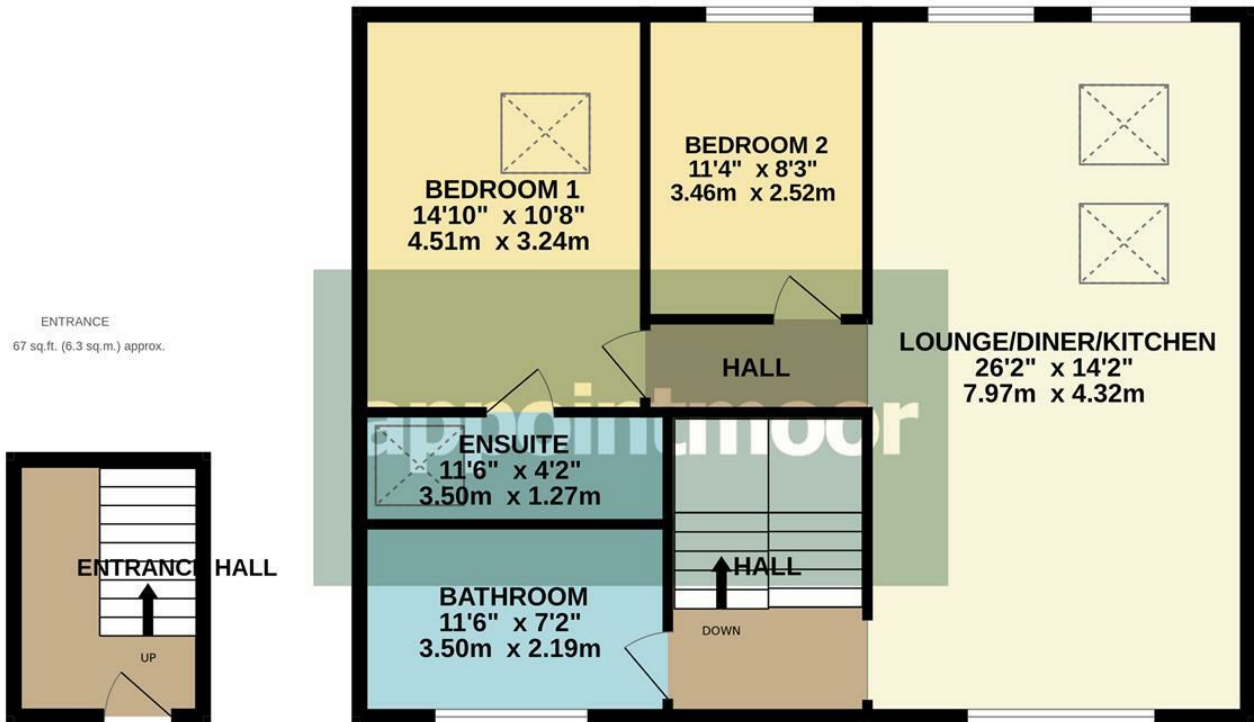
Communal courtyard space, allocated parking for one vehicle.

Tenure

Share Of Freehold
No Ground Rent
Peppercorn Service Charge.



FIRST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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		75	75
(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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