



# FOR SALE

## Collier Way, Southend-On-Sea SS1 2AF

Asking Price £160,000   Leasehold   Council Tax Band - B   710.00 sq ft

- Two Bedroom Top Floor Apartment
- Private Balcony
- Fitted Kitchen With Space For Appliances
- Spacious Lounge
- Perfect For First Time Buyer Or Property Investor
- Allocated Parking Space
- Stones Throw From Southend Seafront
- Close Proximity To Southend East Station
- No Onward Chain
- EPC Rating C

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

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# Description

\*\*\*\* Appointment are now in receipt of an offer for the sum of £160,000 for 29 Collier Way. Anyone wishing to place an offer on this property should contact (Appointment Estate Agents on 01702 719966 or come into our office at 72 The Ridgeway, Chalkwell, SS0 8NU before exchange of contracts. \*\*\*\*

Located in Collier Way, Southend-On-Sea, this charming third-floor apartment is a true gem waiting to be discovered. Built in circa 2006, this property boasts a generous 710 sq ft of living space, offering a perfect blend of comfort and style.

As you step inside, you are greeted by a top floor two-bedroom apartment featuring a private balcony, ideal for enjoying your morning coffee or unwinding after a long day. The property also includes a fitted kitchen

with ample space for your appliances, a spacious lounge perfect for entertaining guests, two cosy bedrooms, and a three-piece bathroom for your convenience.

Whether you are a first-time buyer looking for a cozy place to call home or a savvy property investor seeking a lucrative opportunity, this apartment caters to all. Its prime location is just a stone's throw away from the picturesque Southend seafront, offering stunning views and leisurely strolls. Additionally, the Southend East station is within walking distance, providing easy access to direct transportation into the bustling city.

## Entrance Hall

20'2 x 4'1 (6.15m x 1.24m)  
Wooden door to entrance, carpet flooring, radiator, storage cupboard, phone entrance system, pendant lighting.

## Lounge

14'4 x 11'8 (4.37m x 3.56m)  
Carpet flooring, radiator, double glazed window to front aspect, double glazed door to balcony, pendant lighting.

## Kitchen

9'7 x 6'5 (2.92m x 1.96m)  
Laminate flooring, double glazed window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, partially tiled splashback, boiler, ceiling mounted lighting.

## Bedroom 1

10'2 x 10'1 (3.10m x 3.07m)  
Carpet flooring, double glazed sliding doors to balcony, radiator, pendant lighting.

## Bathroom

6'5 x 6'2 (1.96m x 1.88m)  
Laminate flooring, radiator, double glazed obscure window to rear aspect, partially tiled walls, bath with shower system over, hand basin, W/C, ceiling mounted lighting.

## Bedroom 2

10'6 x 9'2 (3.20m x 2.79m)  
Carpet flooring, radiator, double glazed window to side aspect, pendant lighting.

## Front Of Property & Parking

Concrete paved pathway leading to property, allocated parking space.

## Tenure

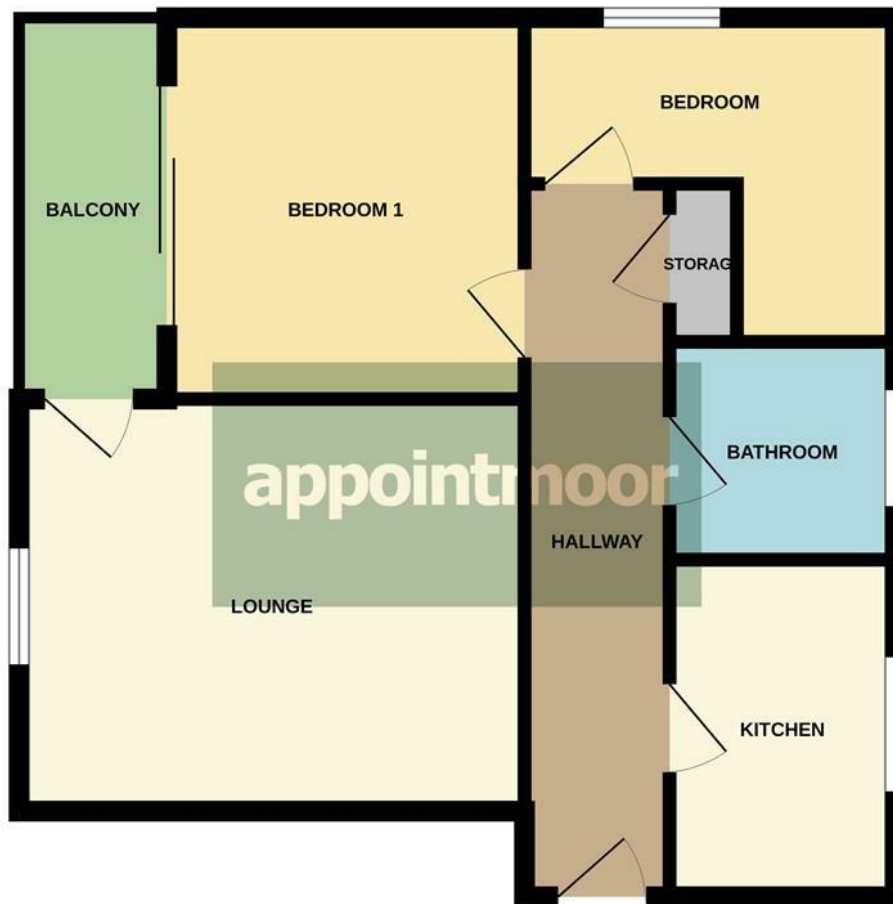
Leasehold  
80 years remaining.  
Service Charge Approx £1,400 per annum  
Ground Rent Approx £200 per annum

## School Catchments

Sacred Heart Catholic Primary School  
0.54 miles  
Southchurch High School  
0.8 miles







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) <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>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| 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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