



# FOR SALE

## Warrior Square North, Southend-On-Sea SS1 2JN

Offers In Excess Of £180,000 Leasehold Council Tax Band - A

- One Bedroom Ground Floor Flat
- Deceptively Large Inside
- Private Rear Garden
- Two Minute Walk To Southend Highstreet
- Fitted Kitchen
- Recently Renewed Lease At 140 Years
- Private Rear Parking For One Vehicle
- Close To Southend Central & Southend Victoria Station
- Views Over Warrior Square Park
- Local Amenities Nearby

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

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## Description

If you are looking for an investment opportunity or a home to make your own Warrior Square North is one to come and view. Just off of Southend Highstreet this one bedroom ground floor apartment is in a central location offering a deceptively large living space including a double bedroom, lounge area, separate fitted kitchen, bathroom, a private rear garden and a parking

space at the rear for one vehicle.

Located on Warrior Square North this home has some fantastic views across Warrior Square Park, within a two minute walk into Southend Highstreet and close proximity to Southend Central and Southend Victoria train station both taking you into London within 60 minutes.

### Entrance

Single glazed door to communal entrance, wooden door to entrance, carpet flooring, storage cupboard, radiator, pendant lighting.

### Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, coving to ceiling, pendant lighting.

### Kitchen

Laminate flooring, radiator, double glazed window to side aspect, single glazed door to side aspect, base & wall units, rolltop work surfaces incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, tiled splash back, integrated oven, space for fridge/freezer, space and plumbing for washing machine, pendant lighting.

### Bedroom

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

### Bathroom

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

### Rear Garden

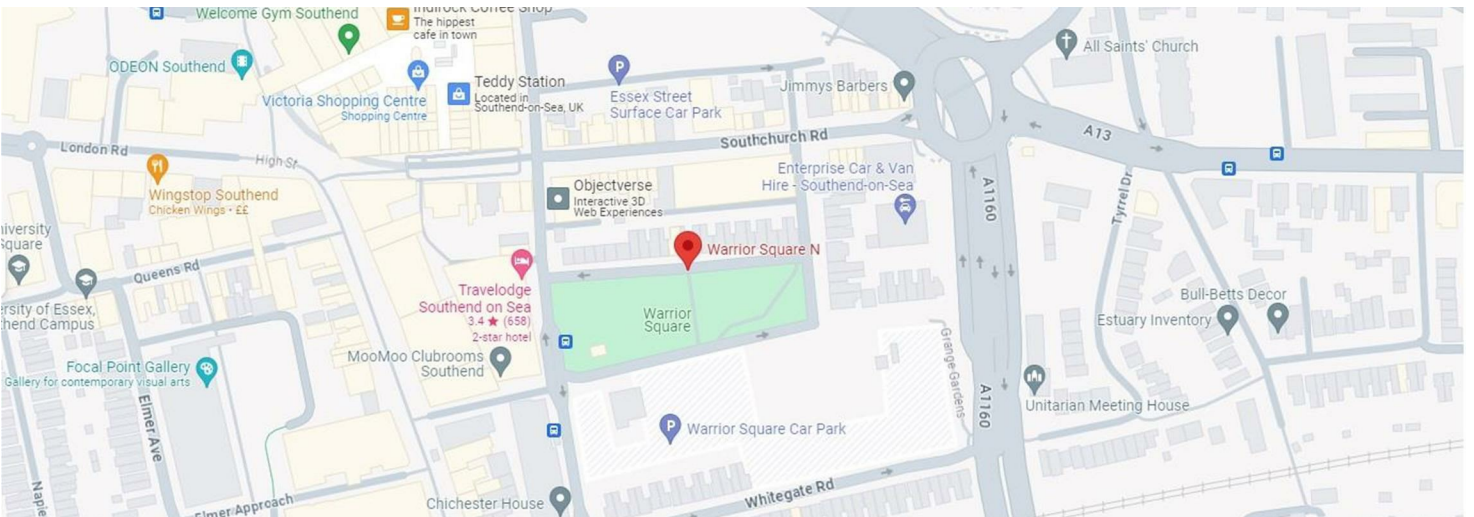
Concrete courtyard area with rear access gate to parking spot.

### Front Of Property & Parking

Tiled path to entrance, parking at the rear for one vehicle.

### Tenure

Leasehold  
140 years remaining on the lease  
£400 service charge per annum  
£100 ground rent per annum



GROUND FLOOR  
656 sq. ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq. ft. (60.9 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.  
Made with Metropix 62024



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		
	67	78
<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		
	65	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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