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£350,000

9/9A Bournemouth Park Road, Southend-On-Sea, SS2 5JQ

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Sorrell are favoured with the instructions to offer for sale this investment opportunity, of two self contained flats currently producing a income of £17,040 per annum both let on assured shorthold tenancies. which are holding over Number 9 is a one bedroom ground floor flat and number 9a is a two bedroom first floor flat. Further details available on request.

Number 9

Ground floor apartment
Spacious entrance hall, radiator, doors off on to

Lounge

20'8" x 10'8" (6.32 x 3.27)
Double glazed french doors leading on to rear garden, fire place, radiator

Kitchen

10'10" x 7'5" (3.32 x 2.27)
Basic fitted units, sink unit, door through to large lean to with walk in cupboard housing gas combination boiler.

Bedroom

15'7" x 12'9" (4.77 x 3.89)
Double glazed bay window to front, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, double glazed opaque window to side.

Separate W.C.

Opaque glazed window to side.

West Backing Rear Garden

Number 9a

Stairs to first floor landing, radiator, built in cupboard, doors off onto:

Lounge/ Kitchen

16'10"ax x 15'6" to bay (5.15max x 4.74 to bay)
Lounge area.
Double glazed bay window to front, vinly flooring, radiator:
Kitchen area
Laminate flooring, cupboard and draw base units, eye level wall cupboards , rolled top work surface, tiled splash backs, stainless steel sink unit recess for cooker and fridge/ freezer, double glazed window to front:

Bedroom One

18'8" x 10'8" (5.70 x 3.26)
Doubel glazed windows to rear, carpeted, radiator:

Bedroom Two

12'3" x 10'11" to alcove (3.74 x 3.33 to alcove)
Double glazed windows to rear, carpeted, fitted cupboard housing boiler, radiator:

Lobby

Vinly flooring, plumbing for washing machine, double glazed window to side, door through to:

Bathroom

8'1" x 7'8" (2.47 x 2.35)
Opaque double glazed window to side, panalled bath with electric shower over, pedestal wash hand basin, vinyl flooring, tiled splash backs, radiator:

Separate wc

Laminate flooring, part tiled walls, low level wc, opaque double glazed window to side

