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£140,000

4, Barclay Court, 14 Southchurch Boulevard, Southend On Sea, Essex, SS2 4XA



## 4, Barclay Court, 14 Southchurch Boulevard, Southend On Sea, Essex, SS2 4XA

Being sold as an investment opportunity is this one bedroomed first floor flat situated in a central location along Southchurch Boulevard currently let on an assured shorthold tenancy achieving £9,000 per annum. Unexpired lease term of 57 years. Full double glazing and gas central heating, off street parking to rear.

Communal door to entrance lobby. Stairs to first floor and personal door to:

### Entrance hall

Carpeted, smooth plastered walls, radiator, wall mounted security entryphone, doors off onto:

### Lounge

17'5" x 11'7" (5.31 x 3.55)  
Carpeted, smooth plastered walls to coved ceiling, double glazed windows to rear, radiator:

### Bedroom

11'6" x 10'1" (3.51 x 3.09)  
Carpeted, smooth plastered walls, radiator, double glazed windows to front:

### Kitchen

9'3" x 8'1" (2.83 x 2.47)  
Cupboard and draw units, rolled top work surfaces, built in electric oven and hob with extractor over, stainless steel sink unit with single bowl and single drainer, recess and plumbing for washing machine, recess for under counter fridge, radiator, wall mounted boiler serving gas central heating and domestic hot water system, tiled effect laminate flooring, double glazed windows to side:

### Bathroom/wc

5'8" x 8'1" (1.73 x 2.47)  
White suite consisting panalled bath with mixer tap and shower attachment, shower rail and curtain,

glass shower screen, closed coupled push button flush wc, tiled effect laminate flooring, part tiled walls, extractor, opaque double glazed windows to side:

### Externally

Off street parking to rear for one vehicle.

