

# bear

*Estate Agents*



## Victoria Avenue

Southend-on-Sea

**£300,000** Price Guide



\* GUIDE PRICE £300,000-£325,000 - LONG 997 YEAR LEASE - 906 SQUARE FEET \* Positioned in one of Southend's most exclusive new build developments, is this deceptively spacious two double bedroom seventh floor apartment. Victoria Central boasts an ultra convenient location, close to a wealth of amenities and travel links, whilst residents of the building benefit from four wonderful roof gardens offering panoramic views across the city skyline, alongside an additional ground-floor garden, lift access, bike storage and secure residents parking for one vehicle.

- Luxury Seventh Floor Flat
- Stunning Open Plan Kitchen/Living Room
- Two Sizeable Double Bedrooms
- Two High Tech Ensuites
- Private Balcony
- Off-Street Parking
- High Performance Glazing and Gas Central Heating
- Allocated Secure Off-Street Parking for one Vehicle
- Four Roof Gardens Boasting Stunning Views
- Walking distance of Multiple Train Stations for access into Central London



# Victoria Avenue



The location of this executive home is second to none. Providing convenient access into Central London on both the c2c and Greater Anglia train services, this home is truly a commuters dream. The nearby city centre is a short stroll from the property, providing an entertainment hub with delightful restaurants and bars alike. For families, sought after schools are nearby, including well regarded grammar schools.

Internally, the property has been presented to the very highest of standards throughout, boasting a plethora of ultra-modern living accommodation. The main living space comes in the form of a sizeable 21' lounge/kitchen/diner which provides access to a delightful balcony, providing fantastic views across Southend. The kitchen area boasts fantastic worktop and cupboard space alike, with undercounter lighting and a wealth of integrated appliances. Both bedrooms are of a fantastic size, flooded with natural light, with the master bedroom benefiting from ample integrated storage. Both bedrooms provide access to delightful en-suite shower rooms. The home boasts a delightful private roof terrace with far reaching views across the Southend City skyline, off-street parking for one vehicle and ample storage throughout

## **Two Double Bedroom Apartment**

### **Grand Kitchen/Dining/Living Room Space**

25'1>15'7 x 21'2

Ample living, dining and entertaining space,. Sliding doors opening into sizeable roof terrace. Inset spotlights. Integrated oven, extractor, hob and sink. Undercounter lighting.

### **Bedroom One**

17'2 x 11'3

Ample integrated sliding door storage, luxury carpeting.

### **En suite**

9'2 x 6'6

Doubler length rainfall shower, integrated WC, basin and draw storage. Luxury heated mirror and extractor.

### **Bedroom Two**

17'11>14'10 x 9'4

Luxury carpeting.

### **En suite**

8'1 x 6'8

Integrated bath integrated WC, basin and draw storage. Luxury heated mirror and extractor. Luxury towel rail

### **Balcony**

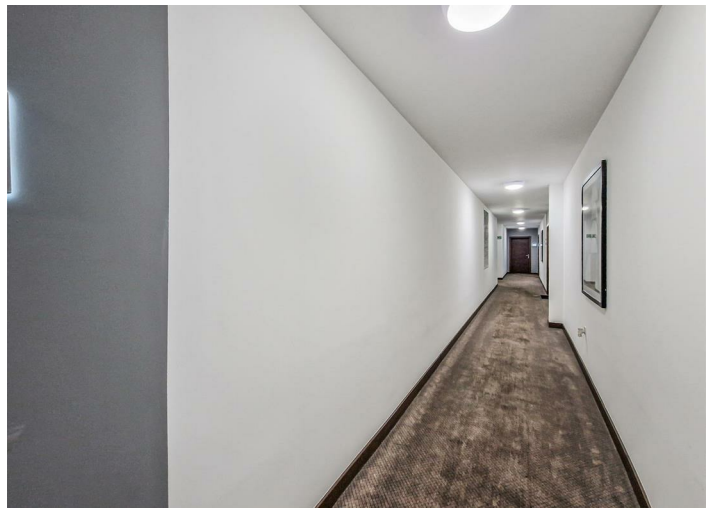
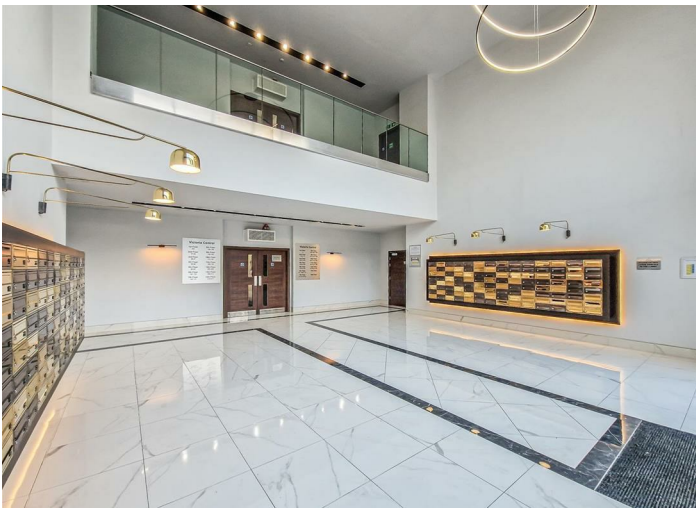
### **Off-Street Parking**

There is allocated parking for one car. There are ample opportunities for further parking outside with permits parking priced at £50 per annum.

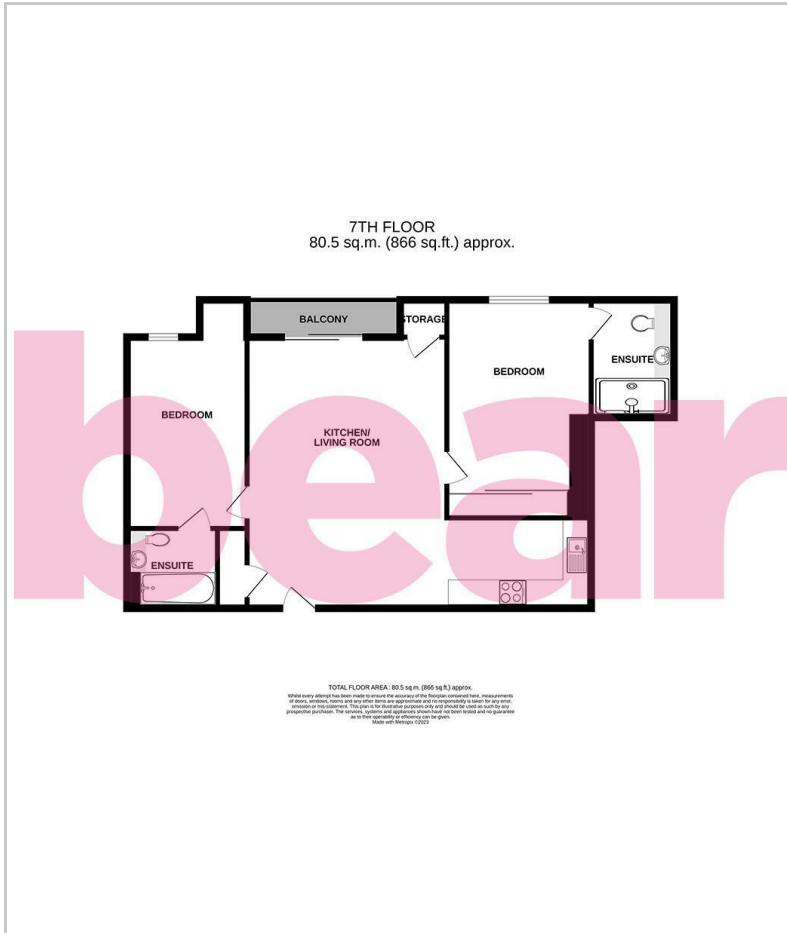
### **Residents parking for on vehicle**

### **Four roof gardens**

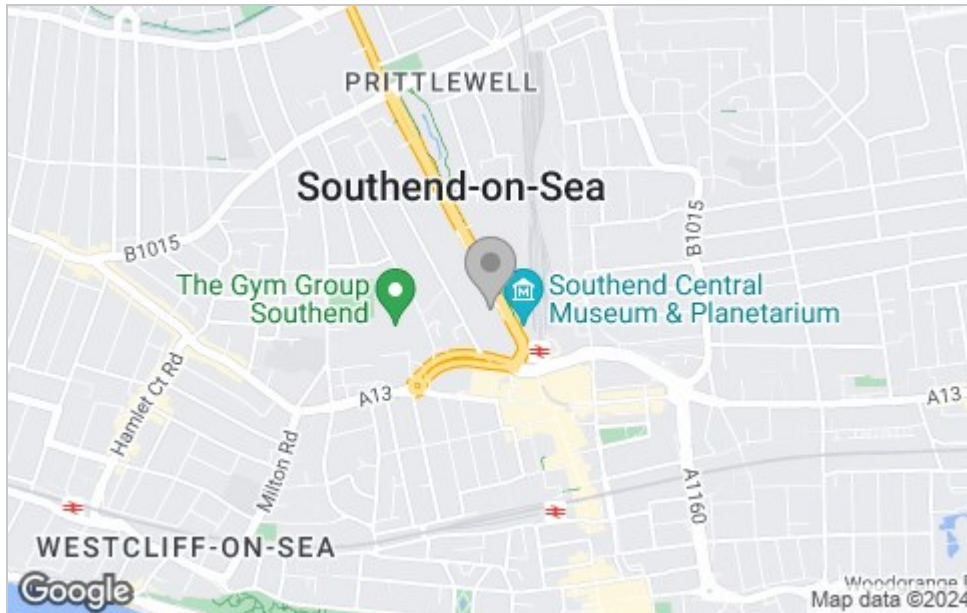
# Southend-on-Sea



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

