



Bear Estate Agents are delighted to bring to the market with no onward chain at a Guide Price of £175,000-£185,000, is this bright and airy one/two bedroom first floor flat, which offers versatile living accommodation, newly fitted carpets, flooring and a w.c along with a healthy lease. The property is situated in an ultra convenient position within the heart of Southend City Centre, providing access to two major train lines serving London Fenchurch Street and Liverpool Street Stations. Southend's City Centre is also within stones throw, along with local parks and seafront.

- No Onward Chain
- Long Lease Over 100a Years
- Optional One/Two Double Bedrooms
- Two Piece Bathroom and a Separate WC
- Gas Central Heating
- First Floor Flat
- Versatile Bay Window Lounge or Bedroom
- Well Presented Kitchen
- Double Glazing
- Minutes from Major Train Lines and the City Centre

Napier Avenue

Southend-on-Sea

£175,000

Price Guide



Napier Avenue



The accommodation comprises an entrance hall, large landing, separate WC, one/two double bedrooms, living/dining room, fitted kitchen and a two piece bathroom suite.

The property further benefits from high ceilings, double glazed windows and gas central heating. The property has been recently improved to include new carpets, flooring and newly installed w.c.

Napier Avenue is a convenient location offering easy access to two major rail links serving London Liverpool Street and London Fenchurch Street Stations, Southend city centre, the seafront and local parks are also within easy reach.

Communal Entrance Hall

Communal door to the communal hallway and further door to:

Entrance Hall

Stairs to:

Landing

14'8 x 4'8

8'8 high ceiling, radiator and doors to:

Lounge/Optional Bedroom

13'10 x 13'8

8'7 high ceiling, feature double glazed bay window to the front aspect and a radiator. This room can be used as a bedroom if required.

Bedroom Two

11'0 x 8'5

8'7 high ceiling, double glazed window to the rear aspect and a radiator.

Separate w.c

Loft access, obscure double glazed window to the side aspect, vinyl flooring, radiator and a w.c.

Dining Room or Lounge/Diner

12'4 x 9'6

Double glazed windows to the side aspect, radiator and door to:

Kitchen

9'4 x 4'4

Double glazed window to the side aspect, vinyl flooring, partly tiled walls, wall-mounted boiler, range of base and wall level storage units, space for various utility appliances, bi-folding door to:

Bathroom

9'6 x 4'0

Obscure double glazed window to the rear aspect, vinyl flooring, partly tiled walls, sink unit, panelled bath with a mixer tap and shower attachment and a radiator.

Garden

Accessible via the side of the building.

Residents Permit Parking

Residents permit parking available. For prices please contact Southend Council on 01702 215000

Agents Notes

Lease: 164 years

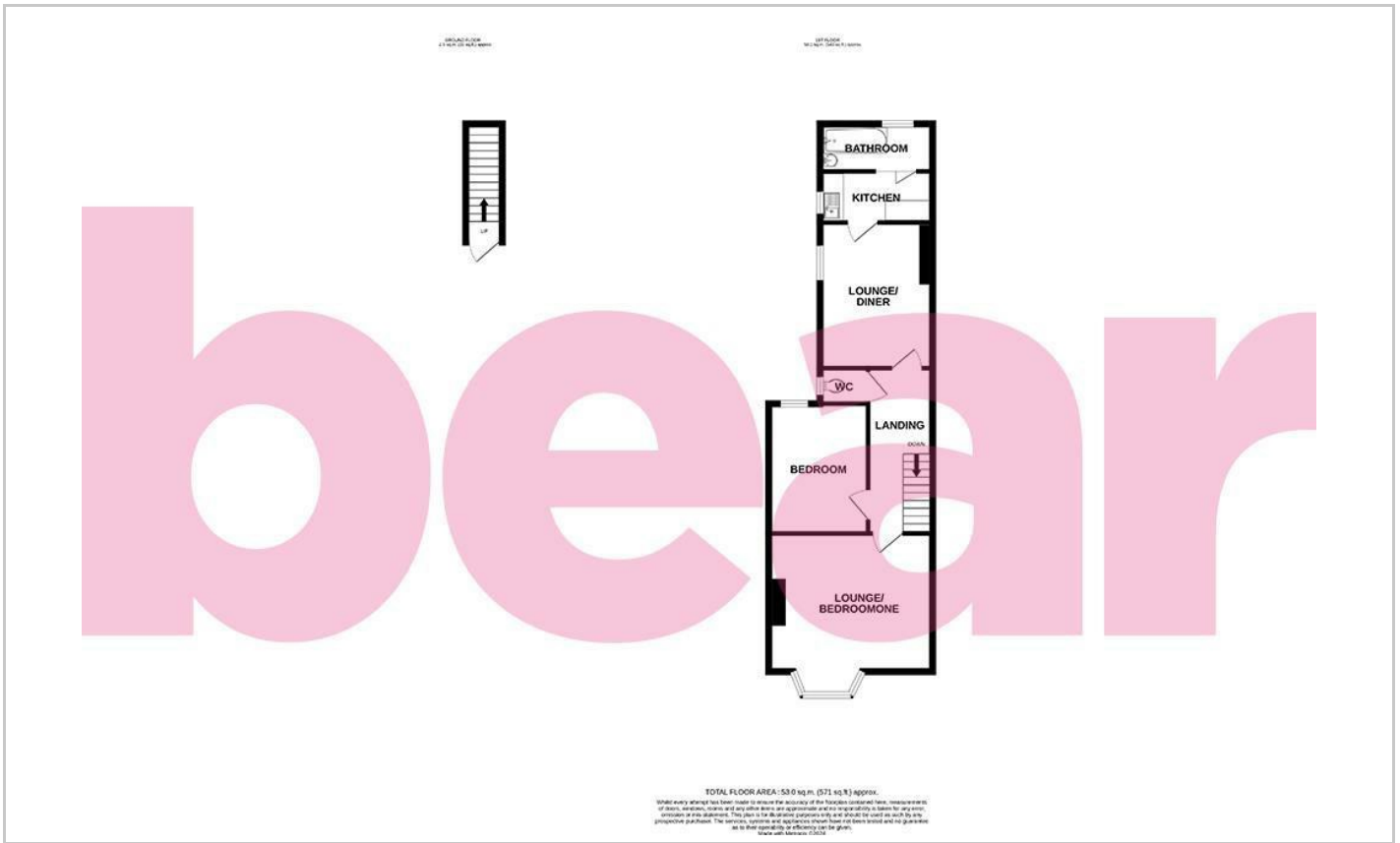
Ground Rent: £99 pa

Building Insurance: £474 pa approx

Managing Agent: Gateway



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

