



\* £220,000 - £240,000 \* Modern fitted two DOUBLE bedroom 7th floor flat boasting OPEN PLAN LIVING ACCOMMODATION, FANTASTIC VIEWS, lift access, a communal gym and ROOF TERRACE. Located just minutes from the town centre for ample amenities and TWO MAJOR TRAIN STATIONS.

- Stylish Seventh Floor Flat
- Two Communal roof Terraces
- Lift Access
- Stylish Interior
- Walking Distance to Two Major Train Stations and Bus Links
- Two Double Bedrooms
- Residents Gym
- Open Plan Lounge/Diner and Kitchen
- Double Glazing
- Close to Favoured Shops and the Seafront

## Victoria Avenue

Southend-on-Sea

**£220,000**



# Victoria Avenue



Located just outside of Southend's Town Centre is this stunning two bedroom seventh-floor flat. Southend High Street is a popular shopping destination that offers a wide range of shops and eateries, along with two major train stations that commute to London on the Greater Anglia and C2C lines. There are convenient bus links and the A127 on your doorstep, making this a perfect location for commuters. Southend Seafront is close to hand, along with Priory Park, the Cliffs Pavilion and schools.

The building benefits from having lift access and the building has a 24-hour concierge, as well as a video entry system. The flat itself offers a spacious lounge/diner that opens into a modern, integrated kitchen. There are two well-proportioned double bedrooms within the property, along with storage space and a three piece bathroom. You will find two communal roof terraces with breathtaking panoramic views of the area and sea, along with a residential gym.

CALL BEAR ESTATE AGENTS TO VIEW!

## **Two Bedroom Flat**

### **Entrance Hall**

### **Lounge/Diner**

16'0 x 12'0

### **Kitchen**

12'0 x 6'0

### **Bedroom One**

14' x 10'1

### **Bedroom Two**

12'0 x 8'0

### **Three Piece Bathroom**

9'1 x 6'1

### **Storage**

### **Two Roof Terrace's**

### **Communal Gym**

### **Lift Access**

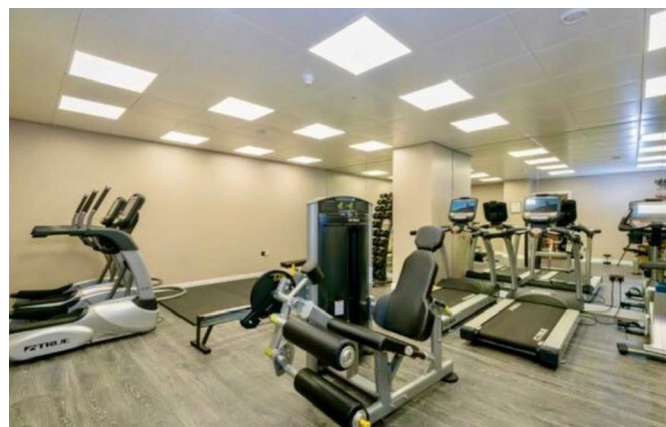
### **Video Entry System**

### **Double Glazing**

### **Agents Note**

Tenure: Leasehold. The lease length is long, the timescale is to be confirmed. The ground rent is £350 per annum. The service charge is £1700 per annum. Council Tax: Band D.





## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

