



\* £160,000 - £170,000 \* NEW LEASE ON COMPLETION \* Sold with no onward chain is this beautifully presented two bedroom first floor apartment in Southend-on-Sea, boasting a sizeable lounge, stylish kitchen and off-street parking to the rear. Positioned close to a wealth of travel links and amenities.

- Stunning two bedroom first floor apartment
- New lease on completion
- Stylish kitchen and shower-room
- Within easy reach of Southend City Centre
- Fantastic first time purchase or buy to let investment
- Sold with no onward chain
- Off-street parking to the rear
- Positioned close to a wealth of amenities and travel links
- Double glazing and gas central heating
- Keys held for internal viewings

## South Avenue

Southend-on-Sea

**£160,000**

Price Guide



# South Avenue



New to the market and offering no onward chain is this well presented first floor flat in Southend-on-Sea. The accommodation boasts a large lounge which provides space for dining, as well as a modern fitted kitchen. There are two bedrooms, a shower room and a WC also within the flat. To the rear, you will find off-street parking.

South Avenue is located within minutes of favoured shops and eateries, as well as the city centre and seafront. There are bus links close to hand whilst Southend Victoria Train Station serves London Liverpool Street Station and Southend Central Train Station serves London Fenchurch Street Station, making the location ideal for commuters.

## **Two Bedroom First Floor Flat**

### **Entrance Hall**

### **Lounge**

15'2 x 9'11

### **Kitchen**

8'5 x 7'7

### **Bedroom One**

10'7 x 8'7

### **Bedroom Two**

9'5 x 5'10

### **Shower Room**

5'2 x 2'7

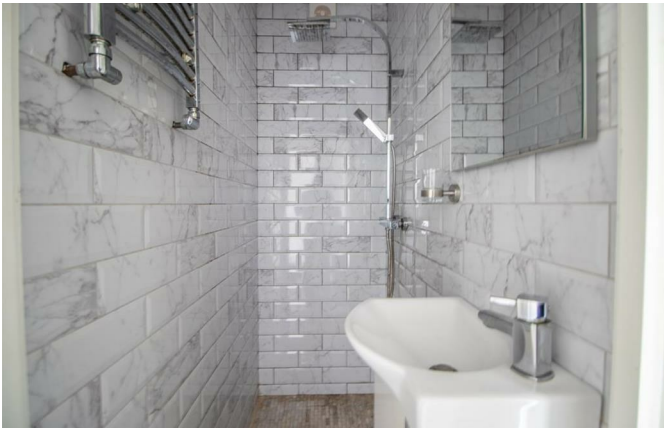
### **WC**

### **Storage**

### **Off-Street Parking to the Rear**

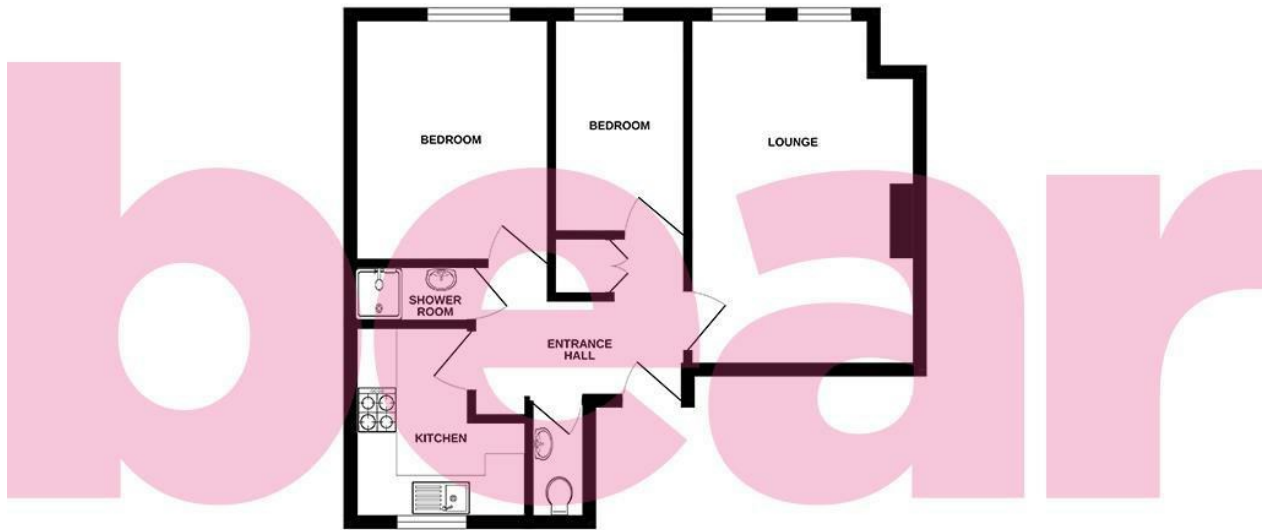
### **Agents Note**

There will be an extended lease of 125 years on completion. The ground rent is £100 per annum. The service charge is £1000 per annum and includes buildings insurance.



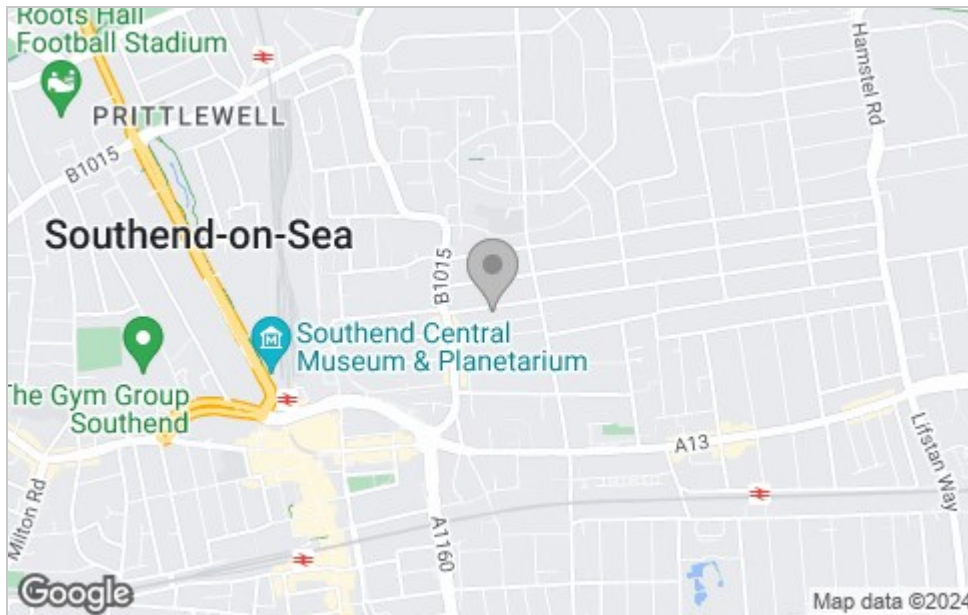
## Floor Plan

FIRST FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 40.1 sq.m. (431 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy and as to their suitability for their own purposes. The number, position and appearance of any fixtures and fittings are not guaranteed and may vary without notice.

## 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

