

# bear

*Estate Agents*



Bear Estate Agents are delighted to bring to the market, this exceptional 7th floor apartment which is situated in a luxury style purpose built development in heart of the city of Southend. The property offers a wonderful specification throughout, large open plan kitchen/living/dining area and balcony which provides panoramic views across the city. Easy access to two major railway stations which serve Londons Liverpool & Fenchurch Street lines. \*\*\* Guide Price £220,000-£230,000 \*\*\*

- Stunning 7th Floor Luxury Apartment
- Double Bedroom With Bespoke Wardrobes
- Stunning Open Plan Living/Kitchen
- Permit Parking Available
- City Centre Location
- Lift Service To All Floors
- Luxury Bathroom
- Contemporary Balcony With Panoramic City Views
- Easy Access To Two Major Rail Links
- An Absolute Must See!

## Victoria Avenue

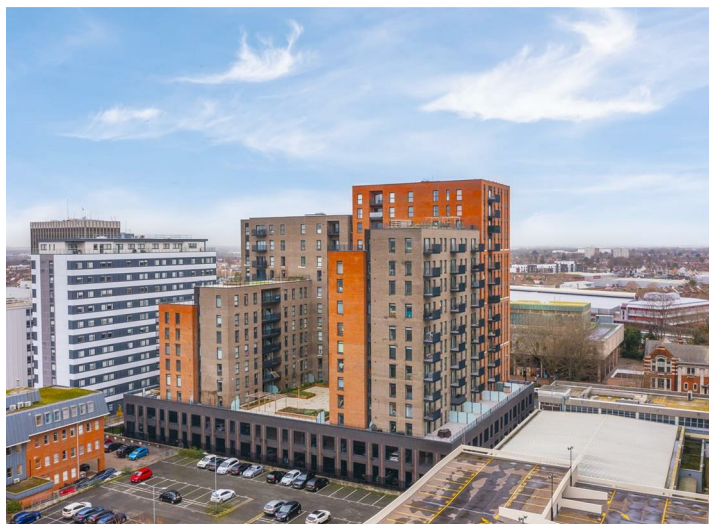
Southend-on-Sea

**£220,000**

Price Guide



# Victoria Avenue



The accommodation comprises: A security entryphone system with access to the communal hallway, stairs and lift to all floors. Within the apartment there is a large open plan kitchen/dining/living area, a large double bedroom with bespoke fitted mirror wardrobes and access to an ultra contemporary bathroom/w.c. The private terrace/garden is accessible via the living area.

Further benefits include double glazed windows, gas central heating along with well tended communal grounds and an undercover allocated parking space. The lease has 997 years to run with very reasonable service charge costs of £800 per annum. Permit parking is available for £50 per annum.

Victoria Central in our opinion, is one of the finest developments in the Southend City area and needs to be viewed to see for yourself. The location is ideal for commuters, with access to both Londons Liverpool and Fenchurch Street lines. Southend City Centre is also within easy reach along with local parks including the iconic Priory Park and seafront.

## **Kitchen/Living Room**

24'9 x 18'11

A stunning open plan space with a beautifully fitted kitchen with integrated appliances and access to an ultra contemporary glass balcony with panoramic views across the city. ,

## **Double Bedroom**

17'3 x 11'9

A superb size double bedroom with bespoke built in mirror sliding wardrobes. Access to:

## **Bathroom/w.c**

Three piece suite comprising panelled bath with rainfall shower head and handheld shower attachment, wash hand basin set into vanity unit with mixer tap, low level w/c, extractor fan, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.

## **Balcony**

A stunning contemporary glass balcony with panoramic views across the city.

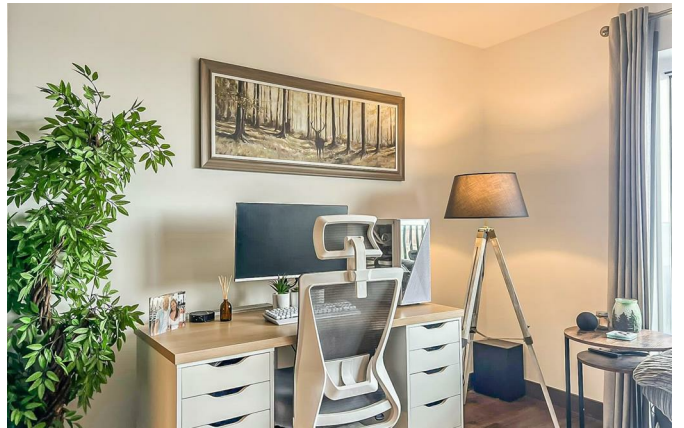
## **Agents Note**

The lease has approximately 997 years to run. The service charge is £800 per annum.

## **Permit Parking**

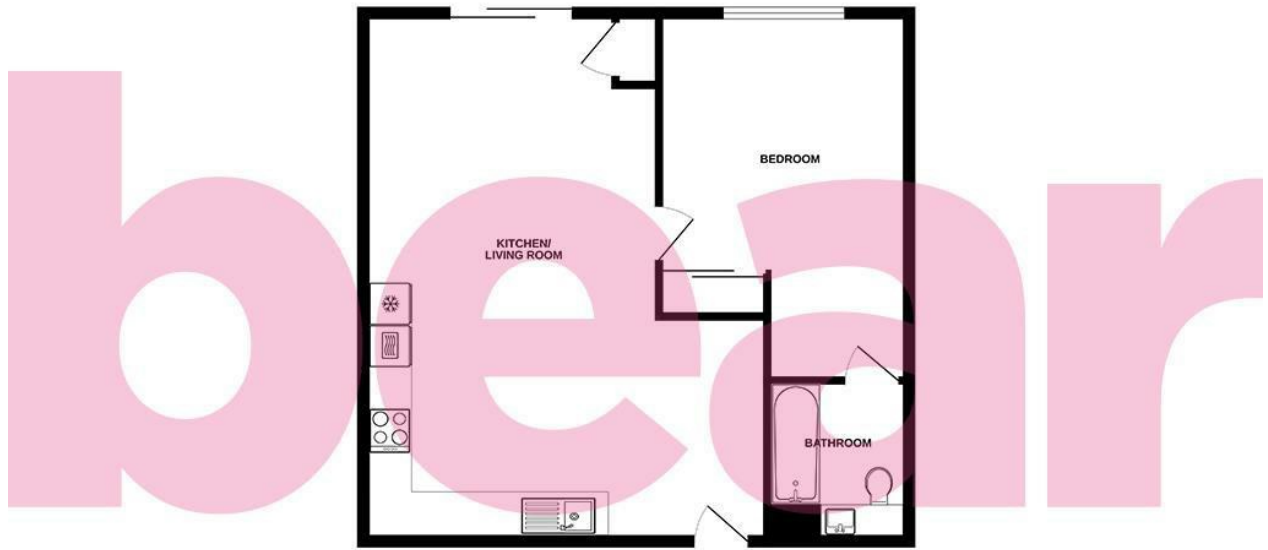
Permit parking is available for £50 per annum.





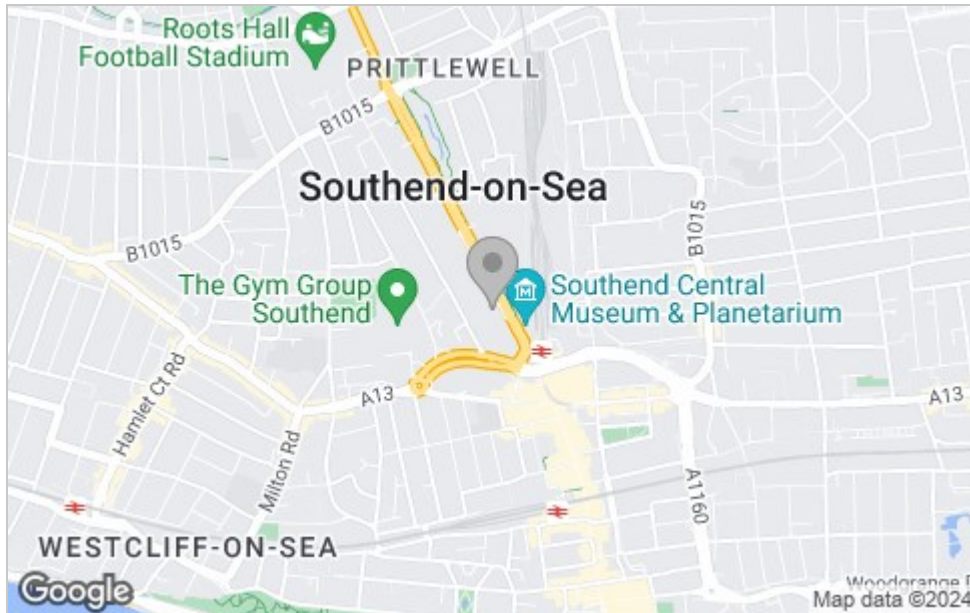
## Floor Plan

58.4 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA - 58.4 sq.m. (628 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, land, areas, rooms and any other parts and appurtenances are not necessarily taken to any one standard or any customer. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The agency, its agents and appurtenances shall have no liability and no guarantee as to their accuracy or otherwise and no liability shall be incurred by the agency, its agents and appurtenances.

## Area Map

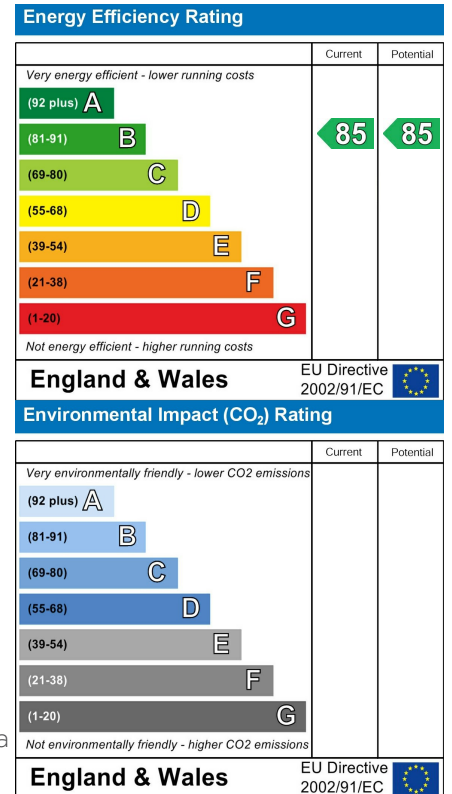


## Viewing

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.

## Energy Efficiency Graph



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