



\* PRIVATE GARDEN - SELF CONTAINED - LONG LEASE - GUIDE PRICE £200,000-£210,000 \*  
Bear Estate Agents are delighted to bring to the market this immaculately presented, ground floor flat with a superior size double bedroom with bespoke fitted wardrobes, a luxury fitted kitchen with breakfast bar and private rear garden. The lease is approximately 154 years. EPC C rating.

- Ground Floor Flat
- 154 Year Lease (approx)
- Private Entrance
- Spacious Lounge
- Kitchen/Breakfast Room
- Good-Sized Double Bedroom
- Three Piece Bathroom
- Private Rear Garden
- Double Glazing
- Gas Central Heating

**Ronald Park**  
**Westcliff-on-Sea**  
**£200,000**



# Ronald Park Avenue



The accommodation comprises: Own entrance door, hall, luxury kitchen/breakfast room, superior size double bedrooms with bespoke full width wardrobes, living room with feature exposed brick wall and direct access to the garden and a modern bathroom/w.c.

Further benefits include double glazed windows, gas central heating, private garden with storage shed and a long healthy lease of some 154 years.

Ronald Park Avenue is positioned close to Southend Hospital, well-regarded schools and amenities including major rail links and iconic parks.

## **Self Contained Entrance**

Own hardwood entrance door to:

## **Hall**

Smooth ceiling, quality wood flooring, radiator, open access onto:

## **Kitchen/Breakfast Room**

10'6 x 6'11

Smooth high ceiling, quality wood flooring. A luxury kitchen comprises a range of base and wall level storage units, complemented with roll edge worktops, inset one and a quarter bowl sink unit with mixer tap, four ring gas hob with electric oven under and extractor fan above, space for various utility appliances, feature semi circle breakfast bar,

## **Superior Double Bedroom**

13'4 x 13'0

Smooth high ceiling with decorative rose, feature double glazed bay window to the front aspect, quality wood flooring, radiator, telephone point, bespoke fitted full width mirror wardrobes.

## **Living Room**

12'8 x 11'5

Smooth high ceiling with decorative rose, double glazed window and door to the rear aspect leading onto and overlooking the private garden, quality wood flooring, feature exposed brick wall to one side, built in floor to ceiling storage cupboard which houses the Vaillant combination boiler, radiator, door to:

## **Bathroom/w.c**

6'6 x 5'1

Smooth high ceiling, obscure double glazed window to the rear aspect, quality tiling to floor and walls. A modern white suite comprises a w.c, sink unit with mixer tap, panelled bath with waterfall wall mounted shower, radiator, extractor fan.

## **Private Garden**

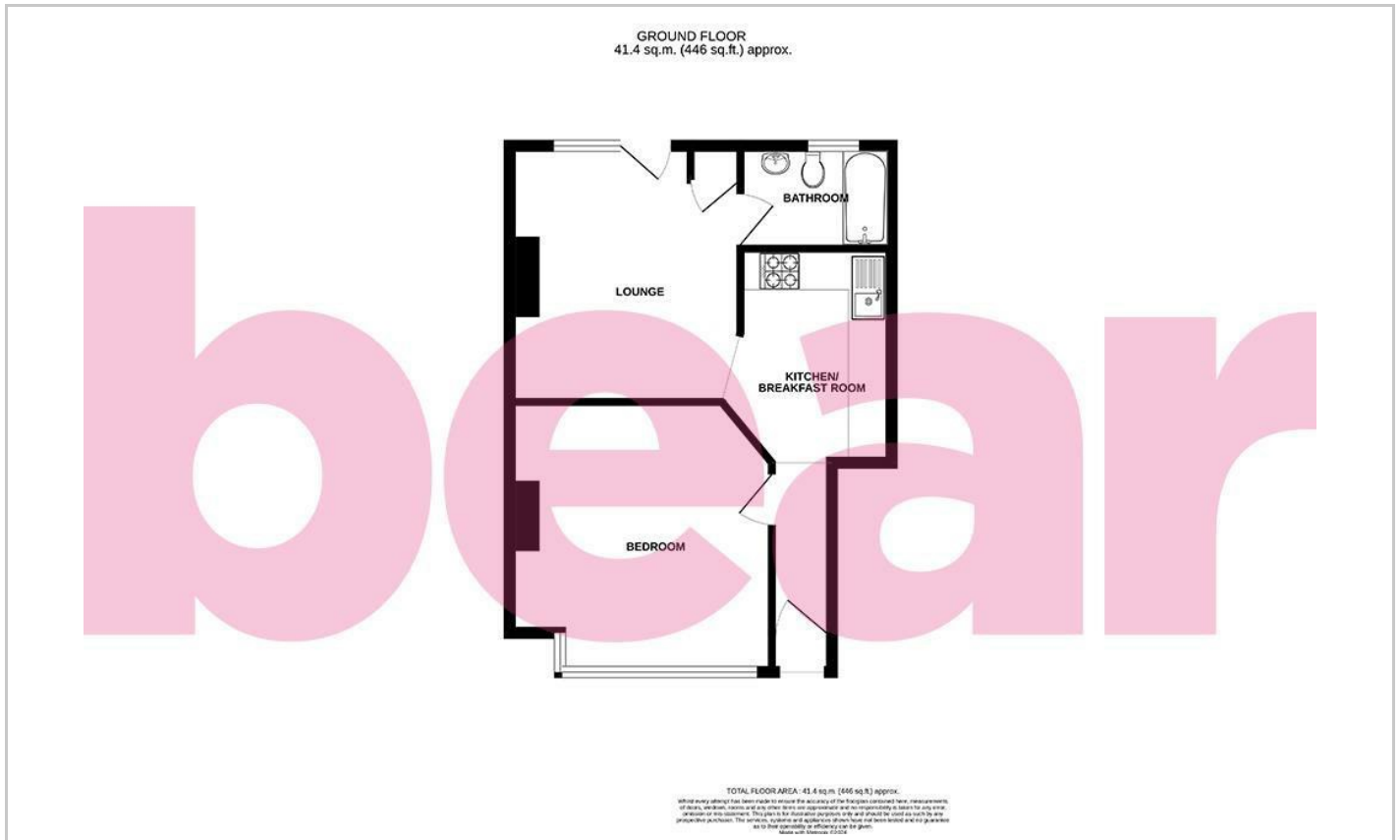
There is direct access from the living room. The garden is laid to quality decking, fencing to boundaries, outside storage cupboard, tap and security light.

## **Agents Note**

The lease has approximately 160 years left. The ground rent is £40 per annum. The maintenance is £1363.50 per annum (£113.63 per month).



## 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

