



Southchurch Road

Southend-on-Sea

£160,000 Offers Over



**** NO ONWARD CHAIN - SECURE GATED PARKING ****

Bear Estate Agents are delighted to offer for sale this spacious bright and airy two bedroom second floor apartment situated in a popular purpose-built development within easy access of major rail links that serve both London's Liverpool and Fenchurch Street line, along with Southend City Centre and the seafront.

- Second Floor Flat
- Four Piece Bathroom
- Lift Access
- One Allocated Off-Street Parking Space
- Two Double Bedrooms
- Communal Grounds
- Open Plan Kitchen/Living Room
- Double Glazing
- Integrated Appliances
- Electric Heating



Southchurch Road



The accommodation comprises a communal concierge with stairs and lift access to all floors, a good-sized entrance hallway with large built-in cupboards, two double bedrooms, a luxury four piece bathroom and a stunning kitchen/living room with integrated appliances. Further benefits include large double glazed windows allowing plenty of light, electric heaters, one allocated off-street parking space via secure entry gates and access to a well-tended communal garden.

Meridian Point is a popular purpose-built development and is perfectly located within easy reach of two major rail links which serve London's Liverpool and Fenchurch Street lines. Southend City Centre and the seafront are also within easy distance.

Communal Entrance

Communal concierge, stairs and lift to all floors. Hardwood entrance door to:

Entrance Hall

8'10 x 8'5

Smooth ceilings, inset downlighters, wall-mounted electric heater, telephone point, large cupboard with dual opening doors and doors to:

Bedroom One

10'11 x 10'7

Smooth ceiling, large double glazed window to the rear aspect overlooking the communal grounds, wall-mounted electric heater and a TV point

Bedroom Two

10'0 x 10'0

Smooth ceilings, large double glazed window to the rear aspect overlooking the communal grounds, telephone point and a wall-mounted electric heater.

Bathroom

8'7 x 7'0

Smooth ceilings, multiple inset downlighters, extractor fan, tiling to walls, vinyl floor, a stunning white suite comprises a sink unit with mixer tap, WC, tiled bath with mixer tap and shower attachment, large walk-in tiled shower enclosure with a waterfall style shower, chrome heated rail and feature mirrored units with LED lighting.

Kitchen/Living Room

22'7 x 16'7 > 11'3

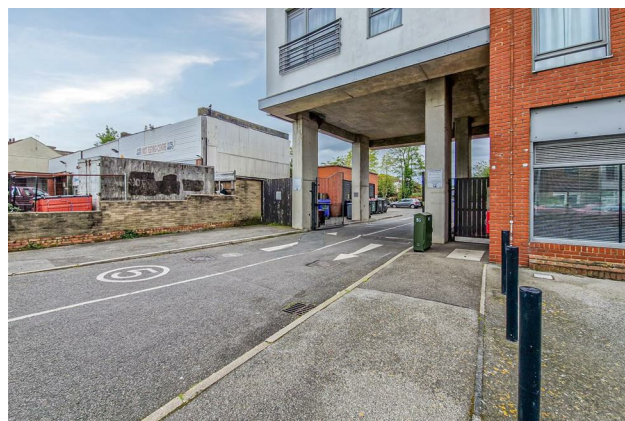
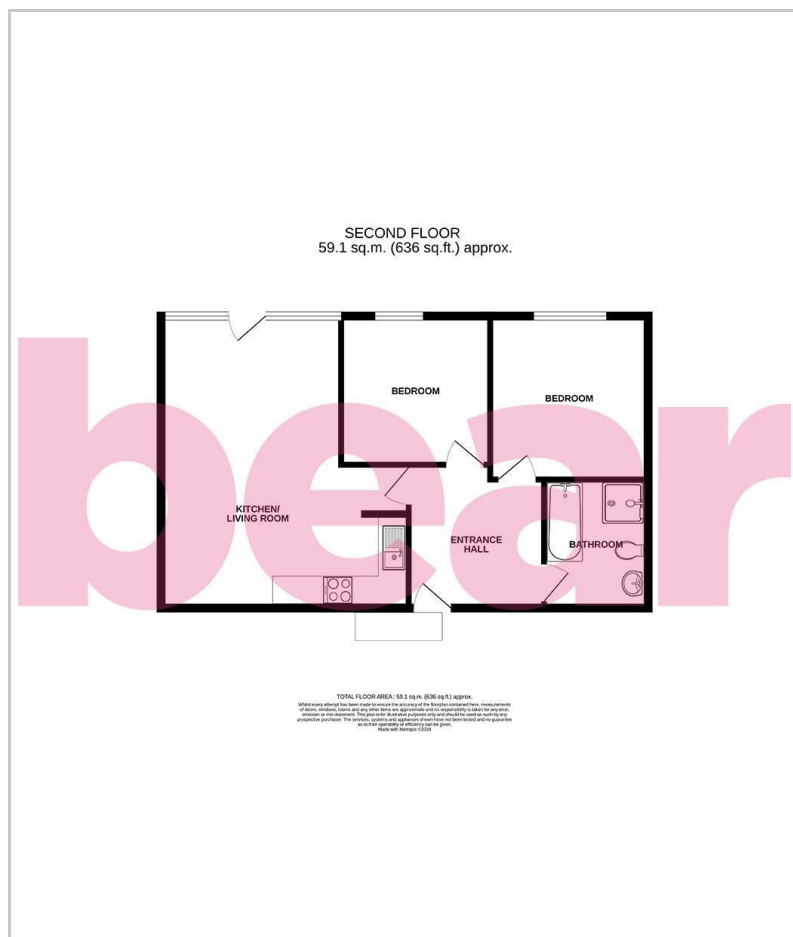
Smooth ceilings, large floor to ceiling double glazed window and door with a Juliet balcony overlooking the communal gardens, TV and telephone points and a wall-mounted electric heater. The kitchen comprises a modern range of base and eye level storage units, complemented with roll edge worktops, inset one and a quarter bowl sink with a mixer tap, four ring electric hob with an extractor fan above and a built-in oven under, integrated fridge/freezer, dishwasher and washing machine.

Communal Areas

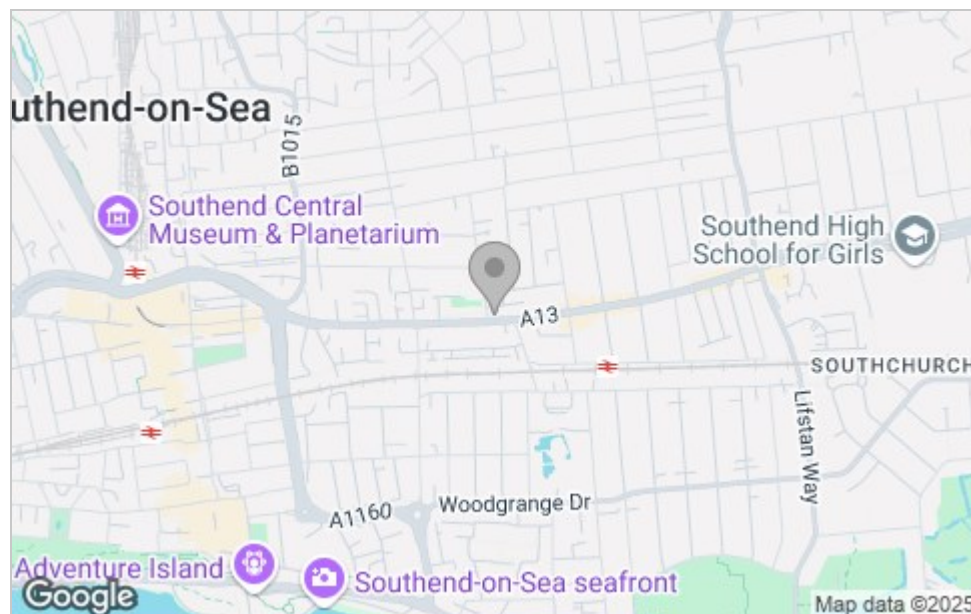
Accessed via secure entry gates, one allocated parking space and communal grounds.



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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>85</p>
<p>England & Wales EU Directive 2002/91/EC </p> <p>Environmental Impact (CO₂) Rating</p>		
	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
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