

\* £230,000 - £240,000 \* No Onward Chain \* This first floor flat, boasting a 155 year lease, offers spacious and versatile living in a convenient Southend-on-Sea location, close to excellent transport links. The property boasts excellent opportunities for buyers looking to create their dream home.

- No Onward Chain
- First Floor Flat with a Private Entrance
- Bay Fronted, Open Plan Lounge/Diner
- Well-Equipped Kitchen
- Two Well-Proportioned Bedrooms
- Two Piece Bathroom with a Separate WC
- One Off-Street Parking Space to the Front
- Private Rear Garden
- 155 Year Lease
- Double Glazing and Gas Central Heating



# **Royston Avenue**





The property features a bright bay fronted lounge/diner which opens into a functional kitchen, two well-proportioned bedrooms, a separate WC and a two-piece bathroom. Externally, the flat benefits from having off-street parking for one vehicle at the front and further boasts a private rear garden. This property offers a fantastic opportunity for buyers seeking a property with potential, featuring a spacious layout that would benefit from some modernisation to create a contemporary and personalized home.

Ideally situated within walking distance of Prittlewell Train Station, the flat is also close to the A127, excellent bus links, local amenities, parks, and well-regarded schools.

#### **Two Bedroom First Floor Flat**

### Lounge/Diner

16'8 x 16'4

#### **Kitchen**

10'7 x 8'11

#### **Bedroom One**

10'9 x 10'1

#### **Bedroom Two**

10'3 x 8'2

#### **Bathroom**

6'10 x 4'8

WC

**Off-Street Parking for One Vehicle** 

**Private Garden to the Rear** 

## Southend-on-Sea

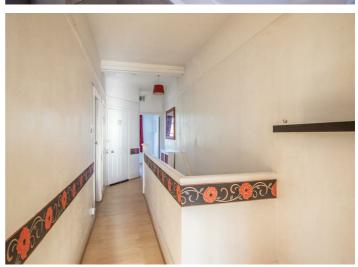








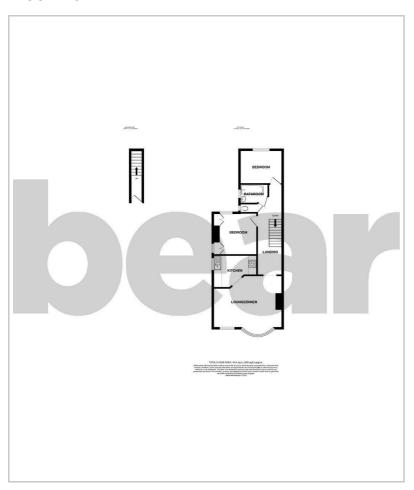




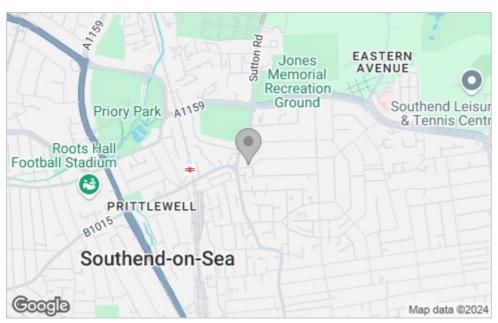




#### Floor Plan



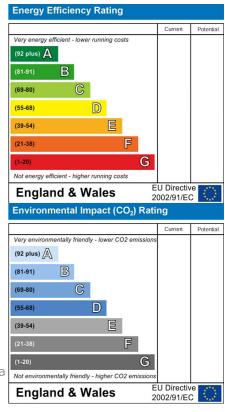
### Area Map



#### **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.

## **Energy Efficiency Graph**



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