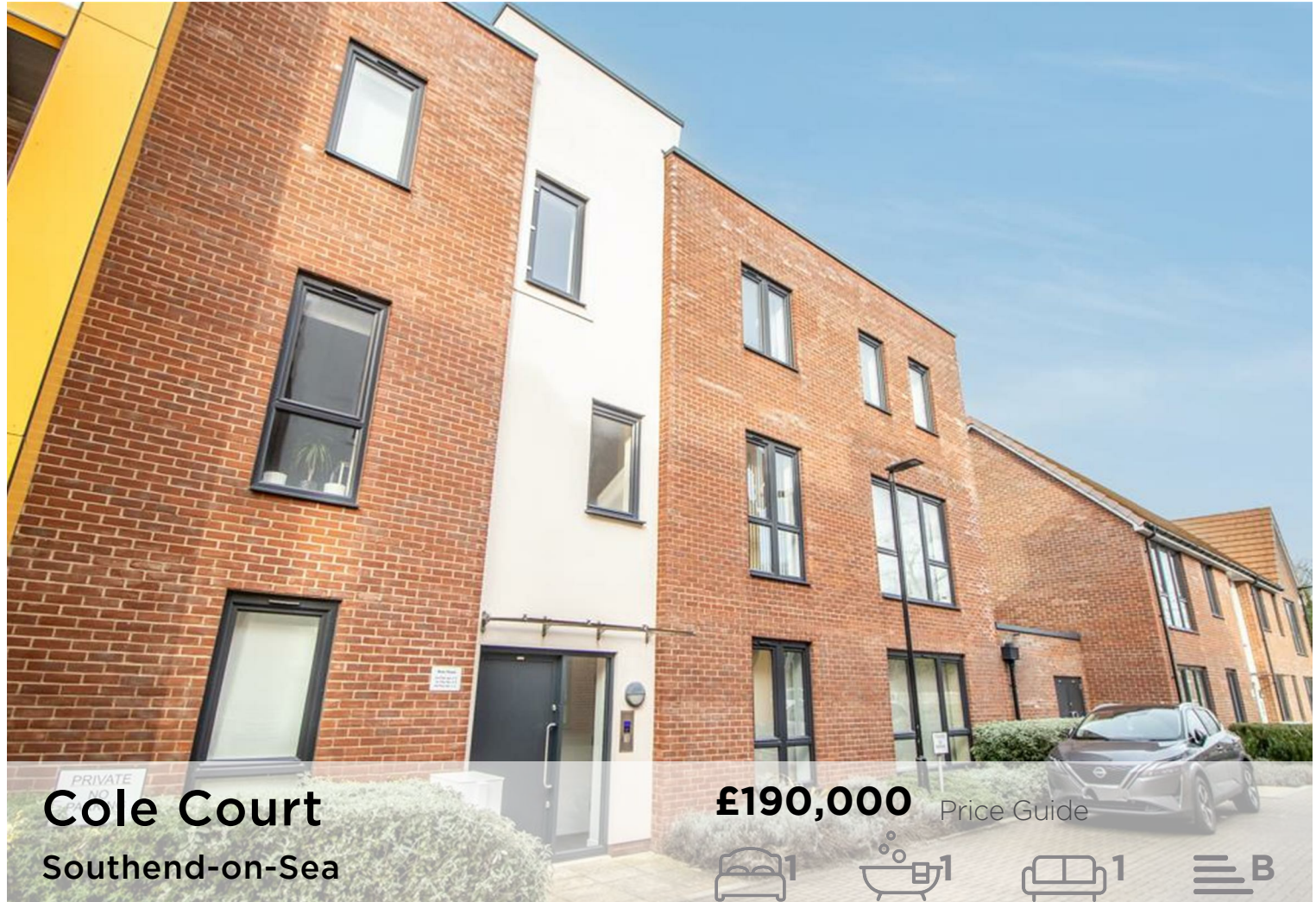




Cole Court

Southend-on-Sea

£190,000 Price Guide



* £190,000 - £210,000 * Bear Estate Agents are delighted to bring to the market this well-presented top-floor flat, comprising a spacious open-plan kitchen/living room, a generously sized double bedroom and a modern three-piece bathroom. Externally, the property benefits from one allocated off-street parking space, access to a communal garden and a long 993-year lease. Ideally situated near London Southend Airport, the location provides excellent transport links via the nearby train station, as well as easy access to a range of shops and amenities within the retail park.

- Well Presented Top Floor Flat
- Open Plan Kitchen/Living Room
- One Double Bedroom
- Three Piece Bathroom
- Storage
- Communal Garden
- One Allocated Off-Street Parking Space
- High Performance Glazing
- Gas Central Heating



Cole Court



Ideally situated near London Southend Airport, this well-presented top-floor flat offers modern and convenient living. The accommodation boasts a spacious open-plan kitchen/living room with contemporary integrated appliances, a generously sized double bedroom, a stylish three-piece bathroom, and ample storage space. The complex benefits from a communal garden and an allocated off-street parking space. Additional features include high-performance glazing and gas central heating.

With excellent transport links via the nearby train station and easy access to the retail park, this property is perfect for first-time buyers, investors, or commuters.

One Bedroom Top Floor Flat

Entrance Hall

Kitchen/Living Room

19'1 x 13'0

Bedroom One

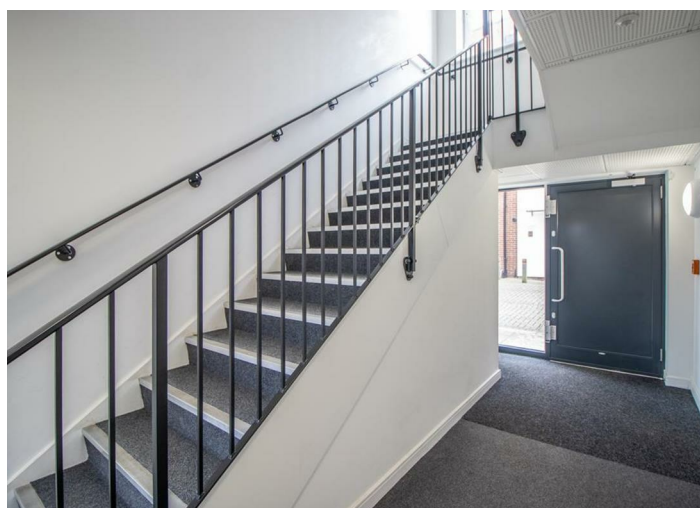
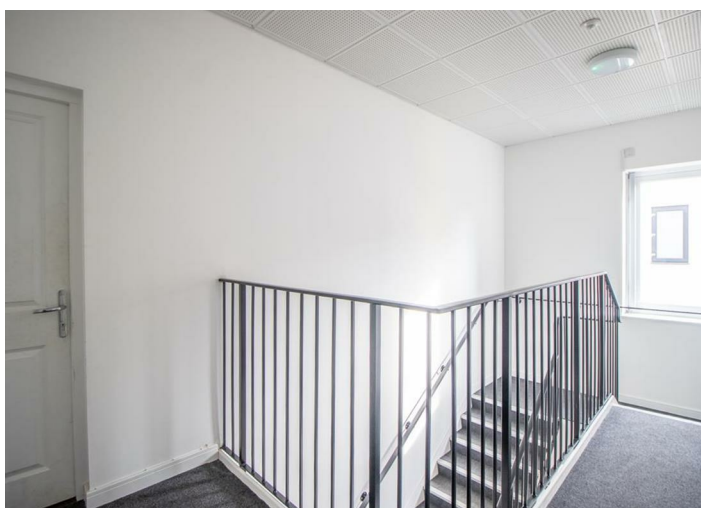
14'0 x 10'0

Three Piece Bathroom

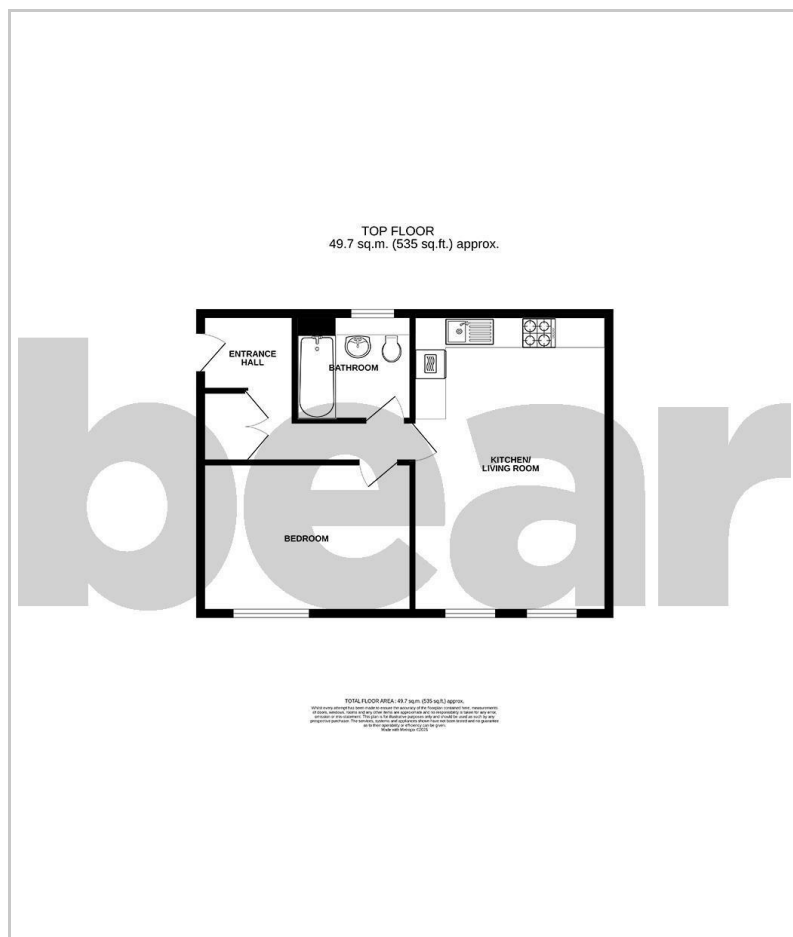
7'10 x 7'1

Storage

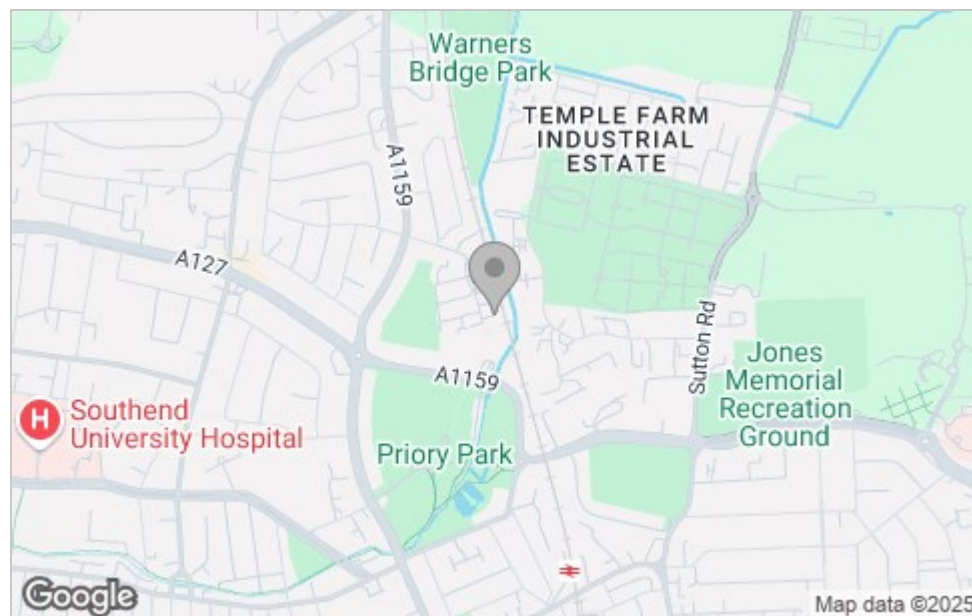
One Allocated Off-Street Parking Space



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	83	83
England & Wales EU Directive 2002/91/EC  Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		