



## Victoria Avenue

Southend-on-Sea

**£220,000** Price Guide



\* £220,000 - £240,000 \* \* NO ONWARD CHAIN \* Bear Estate Agents are delighted to present this stylish two double bedroom seventh-floor apartment, offering bright and spacious living throughout. Boasting a private balcony, allocated off-street parking and open-plan living, this home provides an ideal lifestyle for commuters, first-time renters, or professionals.

- Two generous bedrooms
- Private balcony with city views
- Spacious open plan kitchen/living room
- Modern three-piece bathroom
- Allocated off-street parking space
- Seventh floor position with lift access
- Gas central heating and high performance glazing
- Secure video entry phone system
- Walking distance to Southend train stations
- Easy access to the seafront, shops, parks, and amenities



# Victoria Avenue



New to the market and offering no onward chain is this delightful two bedroom flat. The A127 is located on your doorstep, as well as ideal bus connections, whilst two major train stations with direct access to London are minutes away. The high street is home to an array of excellent shops and eateries, with the picturesque seafront close to hand. Also within the area, you will find local schools, popular parks, Roots Hall Football Stadium, the hospital and London Southend Airport.

The flat is situated on the 7th floor to boast extensive views across Southend-on-Sea. There is lift access available within the block, along with a resident's gym and concierge. The flat itself accommodates a spacious open plan kitchen/living room that has integrated appliances and access to a private balcony. There are two good-sized bedrooms within the report, as well as a three piece bathroom and storage space. Extras include one allocated off-street parking space and a communal roof terrace.

## Two Bedroom Flat

### Entrance Hall

### Kitchen/Living Room

23'1 x 10'5 > 9'7

### Balcony

### Bedroom One

13'9 x 8'9

### Bedroom Two

9'8 x 6'5

### Three Piece Bathroom

8'9 x 5'10

### Storage

### One Allocated Off-Street Parking Space

### Agents Notes

Council Tax Band: C

Lease: 120 Years

Ground Rent: £250 pa

Service Charge: £1,120 every 6 months

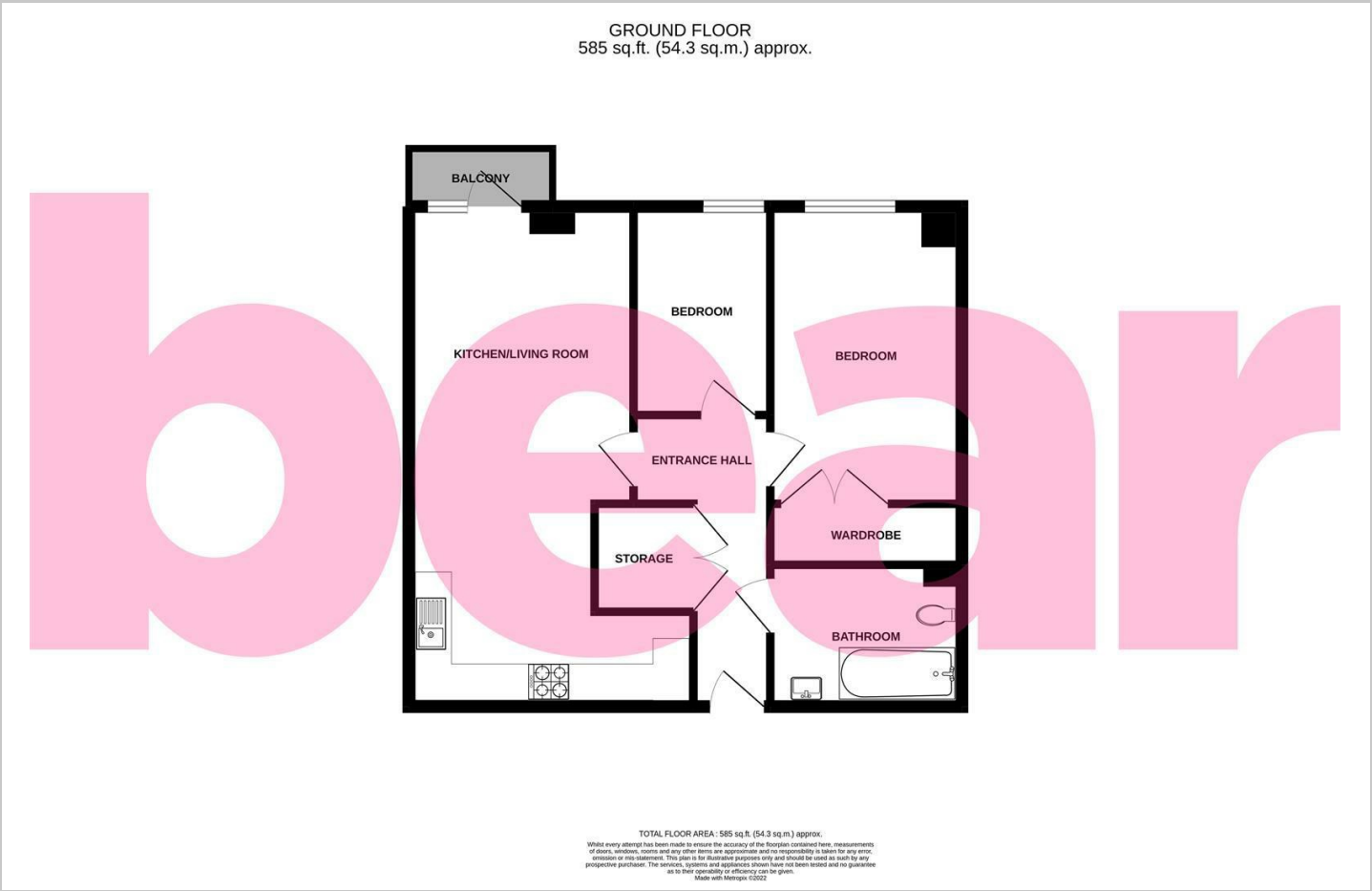
Building Insurance: Included in Service Charge



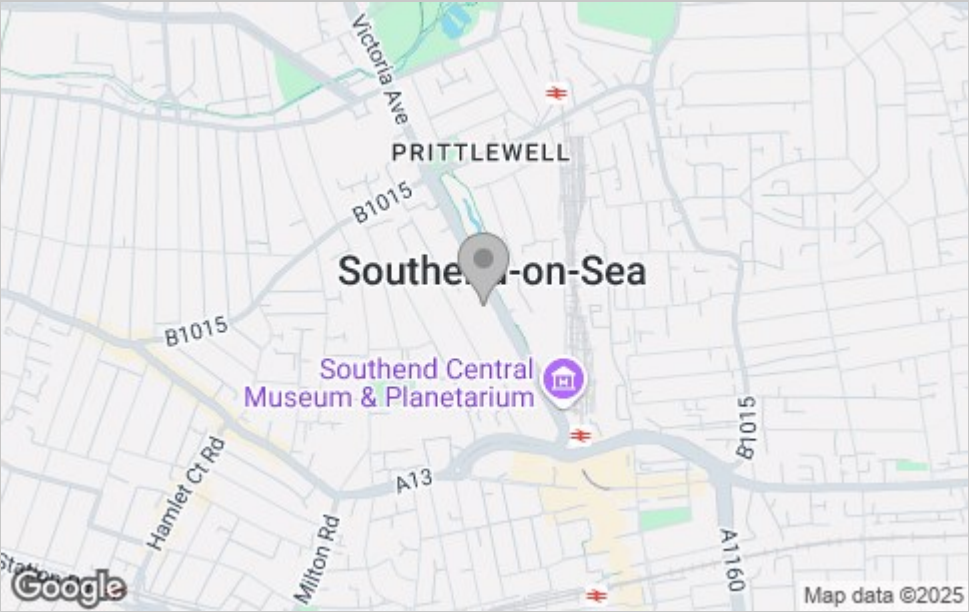




Floor Plan



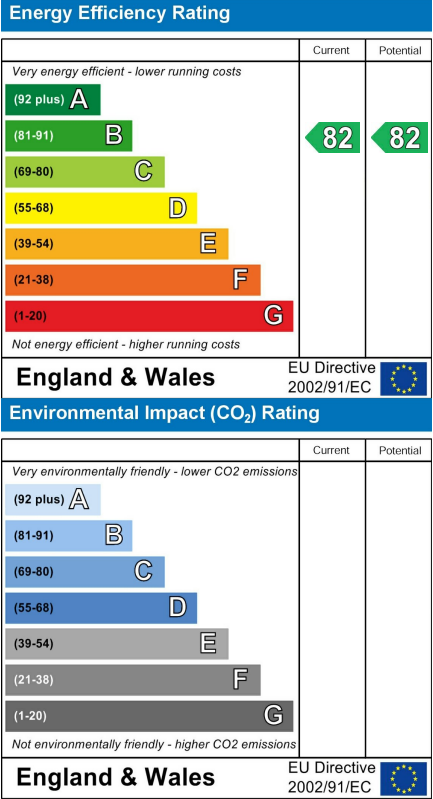
Area Map



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>