



\* No Onward Chain \* Bear Estate Agents are delighted to bring to the market this one bedroom top floor flat. Boasting off-street parking. Positioned within walking distance of Southend East C2C, the seafront and Southchurch Park.

- Second Floor Flat
- Modern Kitchen
- Excellent Condition Throughout
- Open Plan Kitchen/Living Room
- Walking Distance to Southchurch Park and the Seafront
- Off-Street Parking
- Private Entrance with Storage
- Double Glazing and Gas Central Heating
- Access to Bus Links and Southend East Train Station
- Close Seafront

## Kensington Road

Southend-on-Sea

**£140,000**





# Kensington Road



Located in a sought after tree-lined road in Southend-on-Sea is this one bedroom top floor flat which is presented with no onward chain. Southchurch Park is minutes away, whilst the seafront and shops are also on your doorstep. Southend East Train Station and bus links are within walking distance, with Southend High Street also being within easy reach.

The flat is located on the second floor and has been presented in excellent condition throughout. Accessed via a private entrance, a foyer provides ample storage and a spiral staircase which leads to the main living accommodation. The accommodation consists of a light and airy open plan lounge/kitchen, one double bedroom with eaves storage and a well presented three piece bathroom. Off-street parking for one car is accessible to the front. The flat also comes to market with a long remaining lease and modest yearly charges.

## **One Bedroom Second Floor Flat**

### **Kitchen/Living Room**

15'8 x 14'9

### **Bedroom**

10'3 x 8'2

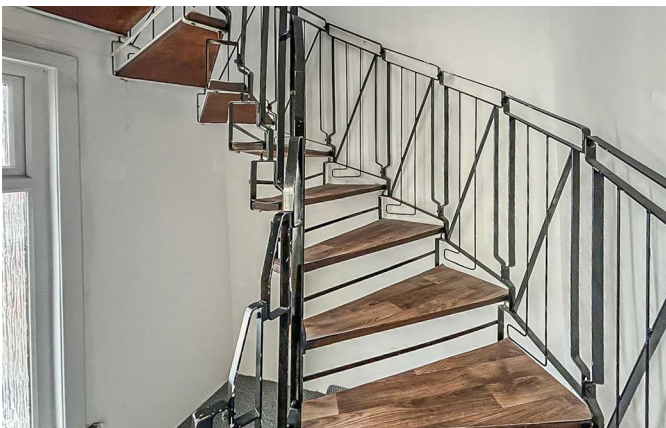
### **Three Piece Bathroom**

5'7 x 5'1

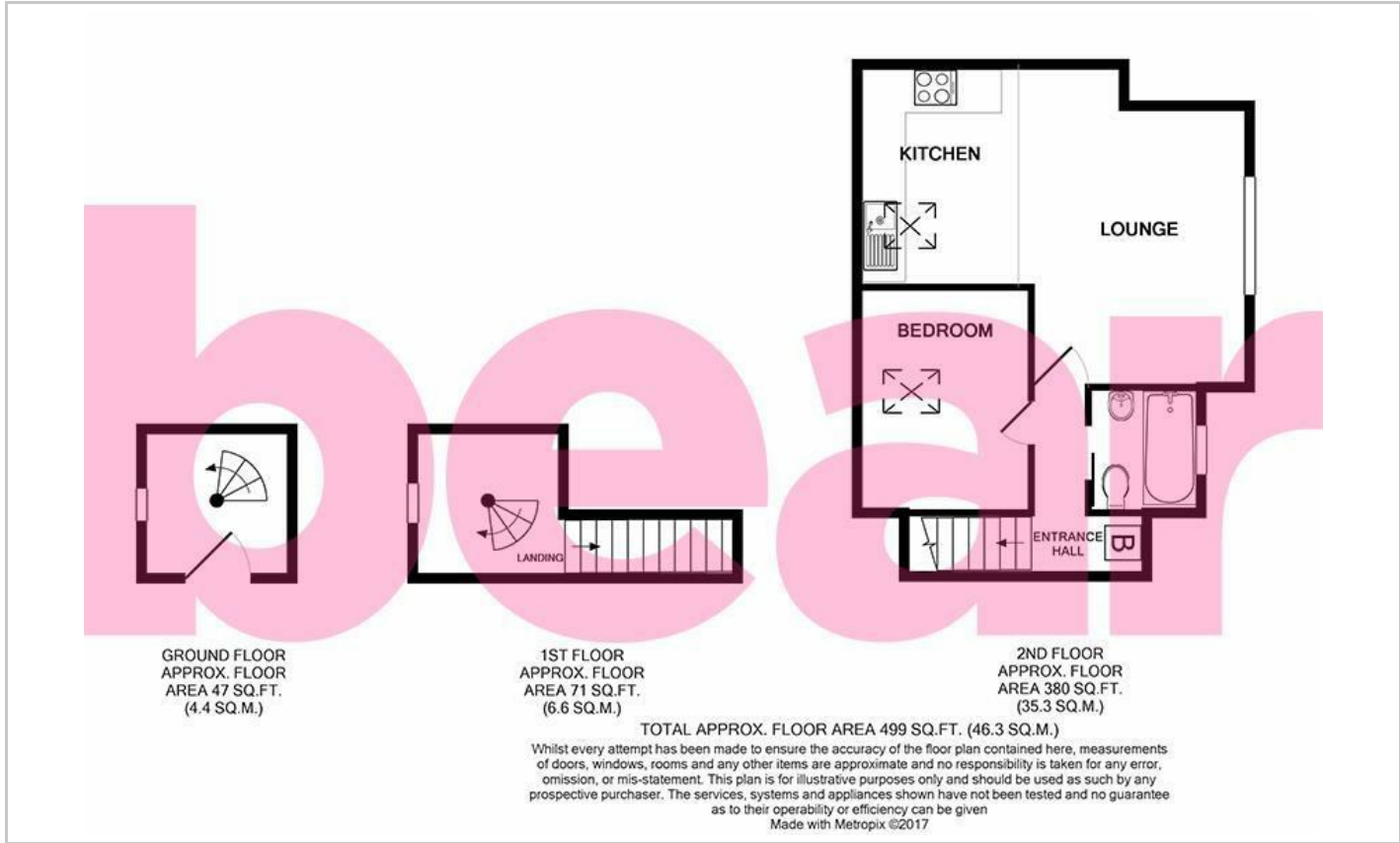
### **Private Entrance with No Communal Areas**

### **Off-Street Parking**

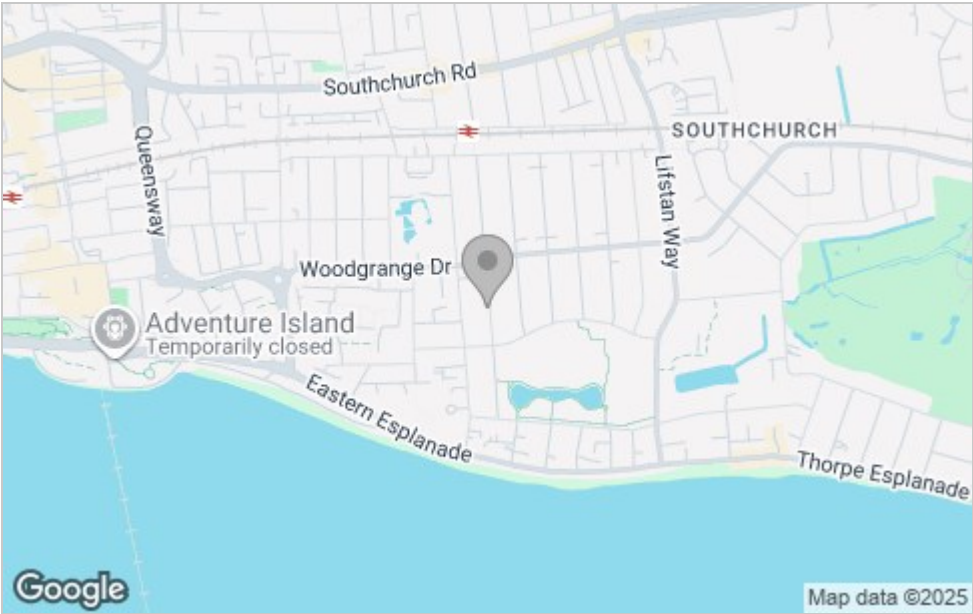




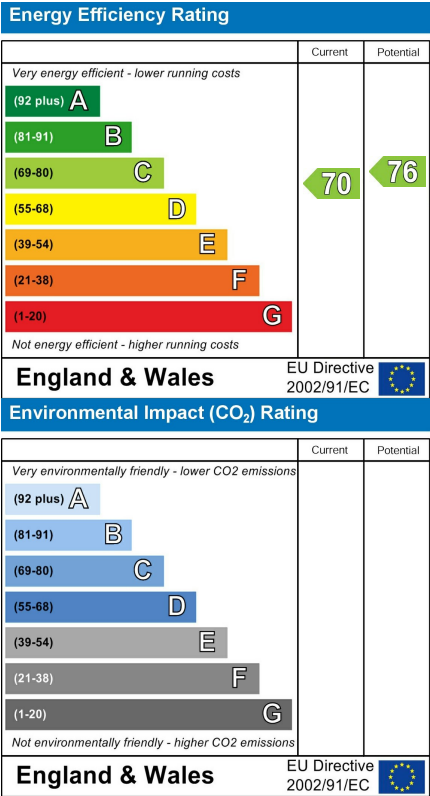
Floor Plan



Area Map



Energy Efficiency Graph



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