



## Lornes Close

Southend-on-Sea

**£45,000**

25% Shared Ownership



\* 25% Shared Ownership \* This well-presented first floor flat offers bright and modern accommodation, allocated off-street parking and access to communal gardens. Positioned in a convenient Southend-on-Sea location, the property is perfect for first-time buyers seeking excellent transport links and nearby amenities.

- 25% Shared Ownership First Floor Flat
- Entrance Hall with Access to Storage
- Lounge/Diner with a Juliet Balcony Overlooking the Rear
- Fitted Kitchen
- Double Bedroom with Built-in Wardrobes and Juliet Balcony
- Modern Three Piece Bathroom
- Allocated Off-Street Parking
- Communal Rear Garden
- High Performance Glazing and Gas Central Heating
- Excellent Transport Links and Local Amenities Nearby



# Lornes Close



The property is accessed via a communal entrance which leads to a private entrance hall with access to useful storage. The well-presented lounge/diner is a comfortable living space and benefits from a Juliet balcony overlooking the rear. The kitchen is neatly arranged and functional, while the double bedroom enjoys built-in wardrobes and its own Juliet balcony. Completing the accommodation is a modern three piece bathroom. Externally, the flat benefits from allocated off-street parking and use of a communal rear garden. Further advantages include high performance glazing and gas central heating.

Situated on Lornes Close in Southend-on-Sea, the property is within easy reach of bus links, Prittlewell Train Station and Southend East Train Station, providing excellent transport connections. Parks, local amenities and further conveniences are also close by.

## **25% Shared Ownership**

### **First Floor Flat**

### **Entrance Hall**

### **Lounge/Diner**

14'6 x 11'4

### **Kitchen**

9'0 x 8'0

### **Bedroom**

11'3 x 10'7

### **Three Piece Bathroom**

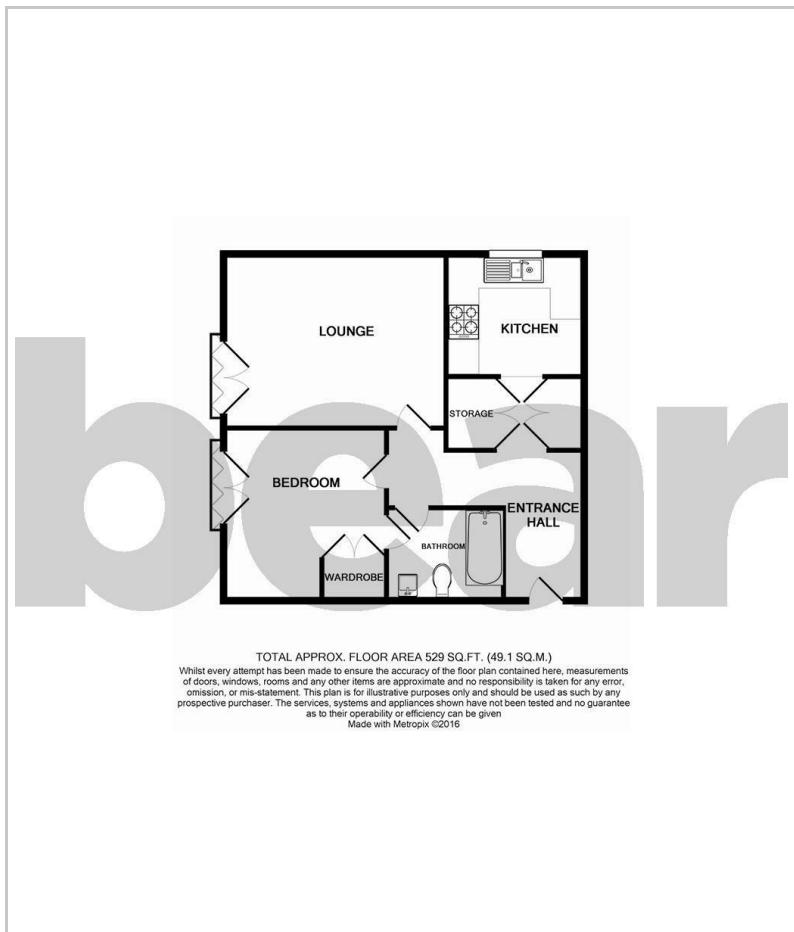
### **Storage**

### **Communal Garden**

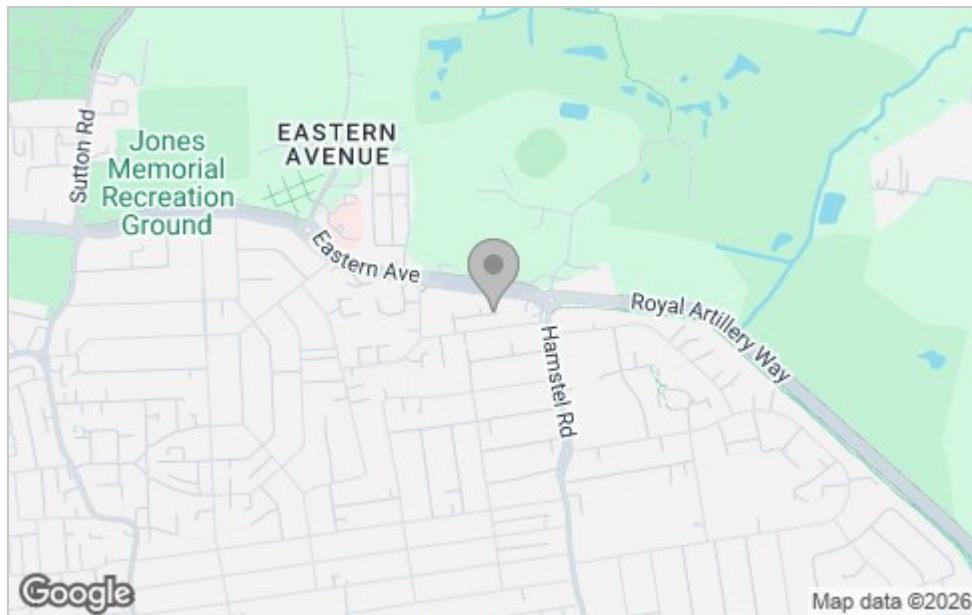
### **One Allocated Off-Street Parking Space**



## 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.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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