

2 Bedroom Upper Floor Flat For Sale - **£250,000** Southpoint, Sutton Road Southend-On-Sea SS2 5GD



KEY FEATURES

- 2 Double Bedrooms
- 2 Off Street Parking Spaces
- Modern Southpoint Development
- Spacious Accommodation
- Luxury Bathroom & En-suite Shower Room
- Luxury Kitchen
- Gas Central Heating
- Double Glazing
- Close to Train Station & Shops
- No Onward Chain

Description

Truly stunning "Show Home" quality modern apartment with 2 double bedrooms. Being one of the largest and most immaculately presented flats within the sought after Southpoint development offering spacious accommodation, secure underground off street parking for two vehicles, luxury bathroom, kitchen & en-suite shower room. Situated close to train station & shopping parade. With no onward chain this property must be viewed to be truly appreciated.

Accommodation

Communal Entrance Lobby

Accessed via a secure communal entrance door with entry phone system, lift & stair access to upper floors.

Hallway

Private door opening to a spacious "L" shaped hallway with a built-in storage cupboard. Fitted wood effect laminate flooring, radiator, entry phone system and plastered ceiling. Doors leading to the...

Open Plan Living Area 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed sliding doors with a Juliet balcony to the rear elevation. Fitted wood effect laminate flooring, radiators and plastered ceiling. Open plan to the...

Kitchen Area 7' 9" x 11' 0" (2.36m x 3.35m)

Modern fitted kitchen with a selection of fitted base and drawer units with high gloss doors and integrated dishwasher. Quartz stone worktops with matching uplift, inset electric hob and sink with instant hot tap. Matching tower units with an integrated oven and fridge freezer. Tiled splash back leading up to a further selection of matching eye level units with a wall mounted chimney extractor. Plastered ceiling with recessed spot lighting.

Bedroom One 11' 5" x 15' 5" (3.48m x 4.70m)

Spacious dual aspect bedroom with an open width of 28 feet. Double glazed sliding door with Juliet balcony to the rear elevation, further double glazed window to the front. Fitted wardrobes with mirrored sliding doors. Plastered ceiling with recessed spot lighting. Door leading to the...

En-suite Shower & WC 6' 7" x 7' 4" (2.01m x 2.23m)

Luxury en-suite with feature illuminations, digitally controlled Smart rain shower with additional shower head attachments and body jets. WC inset to a vanity unit with mounted wash hand basin, Smart tap and storage below. Illuminated Smart mirror with digital clock and de-mist pad. Tiled floor, heated towel rail and plastered ceiling with recessed spot lighting.

Bedroom Two 12' 3" x 11' 0" (3.73m x 3.35m)

Double glazed window to the rear elevation. Fitted wood effect laminate flooring, radiator and plastered ceiling.

Bathroom 6' 9" x 7' 4" (2.06m x 2.23m)

Luxury bathroom with feature illuminations, digitally controlled Smart bath with shower head attachments. WC inset to a vanity unit with mounted wash hand basin, Smart tap and storage below. Illuminated Smart mirror with, digital clock and de-mist pad. Tiled floor, heated towel rail and plastered ceiling with recessed spot lighting.

Off Street parking

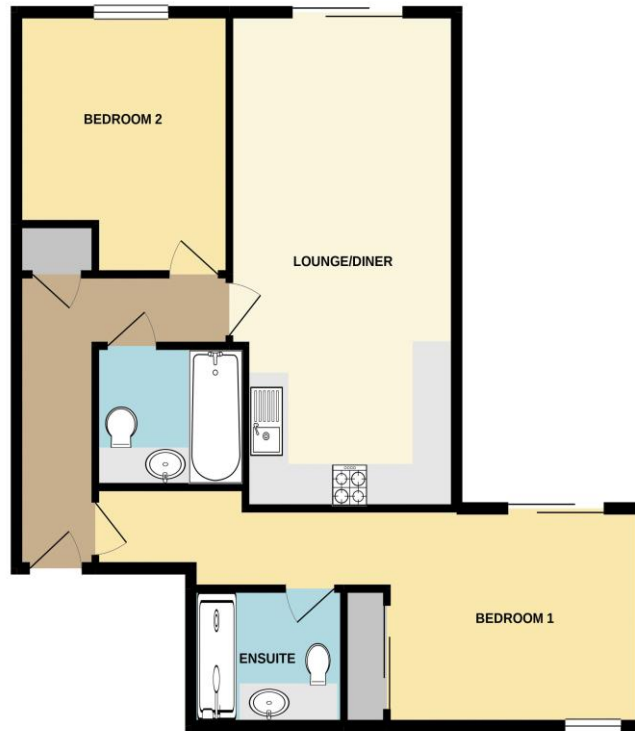
Two allocated parking spaces set in the underground lot with remote entry security gates.





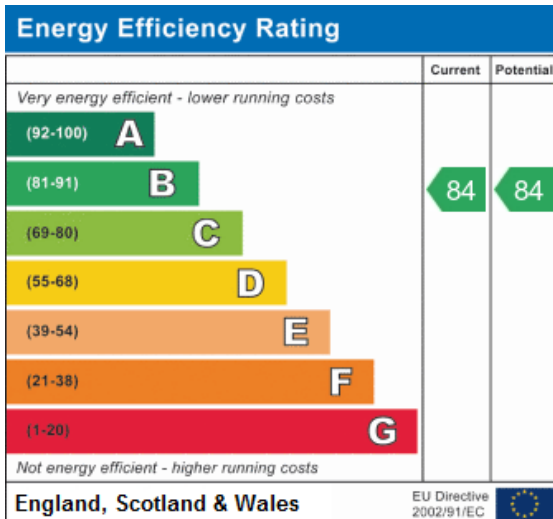


Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Graph & Additional Information



Tax Band for this property is: **C**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately: **120** years.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.