

2 Bedroom First Floor Flat For Sale - **Guide Price £205,000**

Oban Road Southend-On-Sea SS2 4JL



KEY FEATURES

- First Floor Flat
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom
- Local to Shops & Popular Transport Links
- Close to C2C Train Line & Southend City Centre
- Gas Central Heating
- Double Glazing
- Direct Access to Rear Garden!
- 145+ Year Lease

Description

Belle Vue are please to bring this Stylishly & Modern, Two Bedroom First Floor with an impressive 145+ Year Lease to the sales market! Enviable for it's bright kitchen paired with it's tastefully decorated bathroom, located in the highly sought after Southchurch Village, this property is minutes from shops and the popular C2C Train Line, whilst also being a short drive from Southend City Centre! With direct access to a private rear garden, early viewing is advised! Call our office today to arrange a viewing!

Accommodation

Ground Floor Entrance

Accessed via a private double glazed uPVC front door, you are guided into the ground floor entrance to the property. Finished with carpet flooring and painted walls, there is a rising staircase leading to the first floor landing.

First Floor Landing

At the top of the rising staircase, you are welcomed to the first floor landing. Finished with carpet flooring and painted walls, this space has the added benefit of a fitted radiator. There are doors that lead to both bedrooms, the lounge and kitchen.

Lounge 11' 7" x 10' 2" (3.53m x 3.10m)

Accessed via the first floor landing, there is a good sized lounge space. Boasting the added benefits of a decorative picture rail as well as a fitted radiator, this space features a double glazed window towards the front elevation of the property which allows plentiful natural light. Finished with wood effect flooring and painted walls.

Bedroom One 10' 10" x 9' 1" (3.30m x 2.77m)

Accessed via the first floor landing, there is a good sized, double bedroom. With the added benefit of a fitted radiator as well as a double glazed window towards the rear elevation of the property, this space is finished with carpeted flooring and painted walls, featuring a decorative ceiling rose.

Bedroom Two 6' 3" x 9' 0" (1.90m x 2.74m)

Accessed via the entrance hallway, there is a second bedroom. Finished with carpet flooring and painted walls, this space is complete with a double glazed window towards the front elevation of the property which allows plenty of natural lighting.

Kitchen 11' 1" x 5' 11" (3.38m x 1.80m)

Accessed via the first floor landing, there is a modern kitchen space. Complete with eye level and low level units, this kitchen houses an inset sink as well as integrated units such as: a fridge freezer unit, plumbing for a washing machine and oven paired with hob alongside an overhead extractor. Whilst boasting additional counter top space with various shelving units, this area is finished with wood effect flooring, painted walls and recessed spotlighting as well as a fitted radiator. Towards the rear elevation of the property, there is a double glazed uPVC door that leads to the garden. Adjoining the kitchen, there is a lobby area with a built in storage unit that houses the boiler, leading on from this space, there is the modern bathroom.

Bathroom 4' 5" x 7' 1" (1.35m x 2.16m)

Towards the rear elevation of the property, there is a modern bathroom suite. Comprised of a low level W/C, a wall mounted sink, and paneled bath paired with a wall mounted shower, this space has the added benefits of matching tiled flooring alongside splashback wall tiling. As well as a fitted towel and a double glazed obscured window towards the side elevation of the property. Finished with recessed spot lighting.

Rear Garden 37' 2" x 6' 4" (11.32m x 1.93m)

Accessed via a uPVC door, there is a descending staircase that leads down into the rear garden. With a stone paving leading to a paved patio seating area at the rear, this area is fitted with artificial lawn and raised flowerbeds which keeps this space bright and low maintenance.



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 as 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		TBC	TBC
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tax Band for this property is: **A**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately:
145 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.