

One Bedroom Ground Floor Flat For Sale - **£165,000**

South Avenue, Southend-On-Sea SS2 5JB



KEY FEATURES

- One Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Well Presented
- Bright Lounge Diner
- Double Glazing Throughout
- Gas Central Heating
- Local to the Retail Park as well as Southend Victoria Train Station
- Off Street Parking
- No Onward Chain

Description

A Fantastically Modern Ground Floor Flat, perfect for first time buyers or investors! New to the sales market this bright, one bedroom, ground floor property. With its well presented interior and carefully considered decor, this property boasts the added benefits of a newly built private porch, recent new external decoration including new roof works, gas central heating, double glazing throughout and off street parking. Minutes from shops and popular transport routes, including Southend Victoria Train Station and the city centre. With no onward chain, early viewing is advised!

Accommodation

Entrance Porch

Accessed via a uPVC door, you are welcomed into the entrance porch. This space boasts dual aspect, double glazed windows that welcome an abundance of light. There is a further door that leads to the entrance hallway.

Entrance Hallway 9' 6" x 3' 7" (2.89m x 1.09m)

Accessed via the porch, you are guided to the into the entrance hallway. Finished with painted walls and wood effect flooring, there is a doorway leading to the kitchen as well as further doors leading to the bathroom and lounge diner.

Lounge Diner 15' 0" x 12' 0" (4.57m x 3.65m)

Accessed via the entrance hallway, you are guided to the lounge diner. Finished with wood effect flooring and painted walls, this space houses decorative features such as elegantly coved ceilings as well as a fitted fireplace that boasts an ornate surround. There is a double glazed bay window towards the front elevation that welcomes ample natural light and a fitted radiator alongside a further door that leads to the bedroom.

Kitchen 15' 1" x 5' 0" (4.59m x 1.52m)

Adjoining the entrance hallway, there is a doorway leading to the modern kitchen. Finished with wood effect flooring and painted walls, this space is comprised of both eye level and low level units. Housing amenities such as an inset sink with drier unit, an integrated oven and hob, paired with an overhead extractor fan, this space also allows plumbing for a washing machine. With access to the boiler, this space is finished with splashback wall tiling, a fitted radiator as well as a double glazed window towards the front elevation of the property.

Bedroom 10' 8" x 10' 1" (3.25m x 3.07m)

Accessed via the open plan lounge diner, there is a wooden door leading to the bedroom. Finished with wood effect flooring and painted walls, this space boasts decorative features such as an elegantly coved ceiling as well as a double glazed window towards the rear elevation that welcomes ample natural light. With the added benefit of a fitted radiator, there is a further wooden door that leads to the bathroom.

Bathroom 11' 1" x 5' 4" (3.38m x 1.62m)

Accessed via the entrance hallway as well as the bedroom, there is a two piece bathroom. Comprised of a paneled bath and a pedestal hand wash basin, this space is finished with wood effect flooring and painted walls. With the added benefit of a fitted extractor fan, splashback wall tiling and a fitted radiator, this space is well presented with its warm feature wall, as well as its alcove that leads to the W/C.

W/C 0' 0" x 0' 0" (0.00m x 0.00m)

Adjoining the bathroom, there is an alcove that leads to a low level W/C. Finished with tiled flooring and a warm toned feature wall, this space is complete with recessed spot lighting.

Off Street Parking

Towards the front elevation of the property, there is a paved driveway that allows parking for one vehicle.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with floorplan 02024

EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

If **Leasehold**, the remaining lease term is approximately: 93 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.