

1 Bedroom 2nd Floor Flat For Sale - **£139,750**

Guildford Road Southend-On-Sea SS2 5BJ



KEY FEATURES

- **New 150+ Year Lease**
- **Recently Redecorated**
- **Double Bedroom With Built In Storage**
- **Three Piece Bathroom**
- **Secure, Gated Off Street Parking**
- **Double Glazing Throughout**
- **New Carpets**
- **A Walk From Southend Victoria Train Station as well as Southend City Centre**
- **A Short Drive from Southend Seafront**
- **No Onward Chain!**

Description

NEW 150+ YEAR LEASE!! Calling all Investors or First Time Buyers! Bright One Bedroom Flat! We are happy to present this recently redecorated, second floor flat to the sales market. Boasting new carpets throughout as well as fresh paintwork, this property is enviable for its double bedroom that offers a built in wardrobe unit as well as its open lounge that provides access to a bright kitchen. With double glazing throughout, this development provides secure, gated, allocated off street parking. Just a short walk from Southend Victoria Train Station as well as Southend City Centre, this property is near to Southend Seafront which allows for days out to enjoy all the amusements Southend has to offer. With no onward chain, this property makes for an ideal first purchase or for a valuable addition to any investment portfolio. Viewings available now!

Accommodation

Communal Entrance

With access to both the front of the development as well as the car park towards the rear, there is a communal hallway where there are rising staircases that lead to the second floor.

Entrance Hallway

Accessed via a private wooden door, you are welcomed into the entrance hallway for the property. Finished with newly fitted carpet flooring and freshly painted walls, this space boasts a built in storage cupboard as well as a phone entry system. There are doors leading to the bedroom, bathroom and lounge.

Lounge 9' 1" x 13' 0" (2.77m x 3.96m)

Accessed via the entrance hallway, you are welcomed into the lounge. Finished with freshly fitted carpets and newly painted walls, this space benefits from an electric heater as well as a double glazed window towards the side elevation of the property. Benefiting from a built in storage cupboard, there is a further entrance way that leads to the kitchen.

Kitchen 8' 2" x 7' 2" (2.49m x 2.18m)

From the lounge, you are guided into the bright kitchen. Designed for convenient living, this space is comprised of low level and eye level units that provide plentiful storage whilst housing an inset sink. With access to fit an electric oven, this space benefits from a double glazed window towards the rear elevation of the property. Finished with tiled flooring and splashback wall tiling.

Bedroom 7' 11" x 8' 7" (2.41m x 2.61m)

Accessed via the entrance hallway, there is a double bedroom. Designed for contemporary living, this space boasts a built in wardrobe with mirrored, sliding doors as well as a double glazed window towards the side elevation of the property. Benefiting from a fitted, electric heater, this space is finished with newly fitted carpets as well as freshly painted walls.

Bathroom 4' 9" x 6' 6" (1.45m x 1.98m)

Accessed via the entrance hallway, there is a three piece bathroom. Comprised of a paneled bath, wall mounted shower, low level W/C and pedestal sink. Finished with splashback wall tiling, this space benefits from an extractor as well as a wall mounted mirrored storage unit. This room would benefit from some modernisation.

Off Street Parking

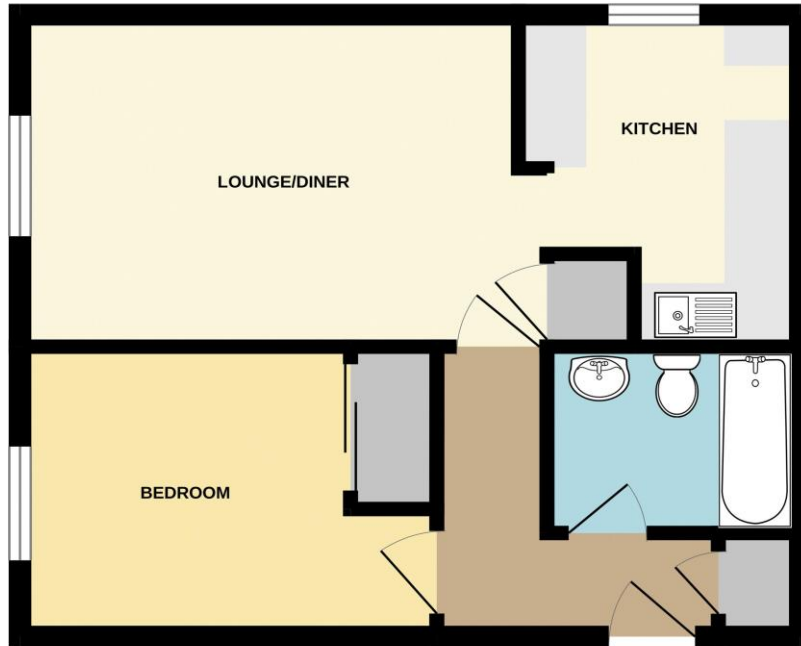
Towards the rear of the development, there is a secured, gated car park that provides an allocated parking space for the property.

Agents Note

The vendor is currently in the process of extending the lease. The lease will be extended to 150+ years.



GROUND FLOOR



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

If Leasehold, the remaining lease term is approximately: 154 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.