

One Bedroom, Second Floor Flat For Sale - **£175,000**

**Victoria Avenue Southend-On-Sea SS2 6DQ**



## KEY FEATURES

- One Bedroom, Second Floor Flat
- Modern Kitchen
- Modern Bathroom
- Open Plan Lounge Diner
- Double Glazing Throughout
- Electric Heating
- A Short Walk From Southend Victoria Train Station
- Close to Southend City Center
- Within a Well Presented Block Development
- Available for Viewings Now

## Description

Calling Investors and First Time Buyers! A Well Presented, One Bedroom Flat! Located within a popular block development in the heart of Southend, Belle Vue are proud to present this second floor flat to the sales market. Envious for it's bright and modern interior, this home provides a comfortable living with it's open plan kitchen lounge that encourages relaxing nights in where you can overlook the city from the balcony. Offering a modern bathroom as well as a good sized, double bedroom, this home enjoys all the benefits of being minutes from Southend City Center, where you can enjoy all the amusements and eateries Southend has to offer. With travel links to London just a short walk away, thrilling days out and lively nights are made easy. Early viewing is advised.

## Accommodation

### Communal Entrance

To access the block, you enter through secure, locked doors into a communal lobby. Guests are able to enter once granted access via the entry phone. There are stairs that lead to the second floor.

### Private Entrance Hallway

Accessed via a private wooden front door, you are welcomed into the entrance hallway. With wood effect flooring and painted walls, this space benefits from a built in storage cupboard that houses the water heater, a wall mounted, phone entry system as well as recessed spot lighting. From here, there are doors leading into the bedroom, bathroom and kitchen lounge.

### Bedroom 12' 2" x 9' 10" (3.71m x 2.99m)

Accessed via the entrance hallway, you are guided into the bedroom. Finished with carpet flooring and painted walls, this space is enviable for its two, double glazed floor to ceiling windows that allow plentiful natural light to illuminate the space and create a relaxing ambiance. Additional benefits include a fitted, electric heater as well as recessed spot lighting.

### Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Accessed via the entrance hallway, there is a door leading to the modern bathroom. Boasting tiled walls and complimentary tiled flooring, this suite is comprised of a low level W/C, a hand wash basin, a tiled, inset bath, a wall mounted shower and glass shower screen. Additional benefits include a wall mounted mirror, a towel rail and recessed spot lighting.

### Open Plan Kitchen Lounge 19' 9" x 12' 5" (6.02m x 3.78m)

### Kitchen

Within the open plan kitchen lounge, there is an area of both eye level and low level units that house amenities such as a sink, an inset oven, a hob and an extractor fan. Whilst providing ample storage, additional benefits include an integrated fridge freezer as well as an integrated, slimline dishwasher. With under the counter lighting as well as as recessed spot lighting, this area leads into the open plan lounge.

### Lounge

With wooden flooring and painted walls, there is an open plan lounge leading from the open plan kitchen. Benefiting from a double glazed window towards the rear elevation, there is ample space for a seating area as well as a uPVC, double glazed, glass door that leads out into the balcony.

### Balcony

Accessed from the lounge area, there is a balcony that provides views of the city skyline.







## Floorplan



While 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

If **Leasehold**, the remaining lease term is approximately: **123** 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.