

Two Bedroom Upper Floor Flat For Sale - **£250,000**

**Sutton Road Southend-On-Sea SS2 5GD**



## KEY FEATURES

- **Stunningly Modern**
- **Third Floor Apartment**
- **Two Bedrooms**
- **Modern Bathroom**
- **Ensuite Shower Room to Master Bedroom**
- **Open Plan Kitchen Diner**
- **Integrated Amenities in the Kitchen**
- **Off Street, Sheltered Parking for Two Vehicles**
- **Local to Shops and Popular Travel Routes**
- **Viewings Available Now**

## Description

Ideal for First Time Buyers or Investors! Breathtakingly Modern, Two Bedroom, Third Floor Apartment! Belle Vue are proud to present this luxury property to the sales market. Conveniently situated close by to shops and eateries as well as popular transport routes, this flat is just a short drive from Southend City Center as well as Southend Seafront, allowing you to indulge in all the popular amusements Southend has to offer. Envious for its elegant design, this sleek property boasts a spacious interior with two double bedrooms, an ensuite shower room to the master bedroom, a bathroom and an open plan kitchen diner where you will find all the integrated amenities you desire, as well as a bright and open space for cosy nights in or hosting dinners with friends and family alike. Complete with large double windows as well as Juliet style balconies, this illuminated flat is the essence of comfortable, modern living. Ticking all the boxes, this property also offers sheltered parking for two vehicles! Early viewing is advised to truly appreciate this refreshing home!

## Accommodation

### Communal Lobby

You enter the building, via a secured entry phone system, into the communal lobby. From here you will find rising staircases alongside a lift, to guide you to the third floor, as well as access points for the residents car park.

### Private Entrance Hallway 14' 11" x 11' 0" (4.54m x 3.35m)

Via a private, front door, you are welcomed into the entrance, 'L' shaped hallway for the property. With wood effect flooring and painted walls, this space benefits from a fitted radiator, a wall mounted phone entry system, a thermostat and a built in storage cupboard. From here, there are further doors allowing access to the master bedroom, secondary bedroom, bathroom and open plan kitchen diner.

### Open Plan Kitchen Diner 23' 7" x 11' 9" (7.18m x 3.58m)

### Kitchen

Leading from the entrance hallway, you enter the open plan kitchen. Finished with wood effect flooring and painted walls, this space is fully equipped with an array of eye level and low level storage units that house amenities such as a integrated fridge freezer, dishwasher, raised oven, hob and extractor as well as a sink. With modern finishes such as recessed spot lighting and tiled splashback, this space provides a luxury space to get creative in the kitchen.

### Lounge

Leading from the open plan kitchen, there is a generous lounge space. With wood effect flooring and painted walls, this space benefits from two fitted radiators as well as a double glazed, Juliet balcony towards the rear elevation of the property.

### Master Bedroom 11' 5" x 13' 2" (3.48m x 4.01m)

Accessed from the entrance hallway, there is a further door leading to the master bedroom. As you enter, there is a stretch of hallway that passes by the ensuite shower room, and leads you into the main bedroom space. Here, you will find built in, mirrored wardrobes as well as dual aspect lighting from a double glazed window towards the front elevation and a double glazed Juliet balcony towards the rear elevation. Finished with carpet flooring and painted walls, this space benefits from a fitted radiator.

### En Suite Shower Room 6' 6" x 7' 4" (1.98m x 2.23m)

Accessed via the master bedroom, you have access to a sleek and modern shower room. With tiled flooring and painted walls, this space is comprised of a built in, double shower cubicle, a low level W/C and a round hand wash basin. Boasting additional benefits such as a wall mounted mirror, recessed spot lighting and a fitted, heated towel rail, this space brings a refreshingly luxury feel to the master bedroom.

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

Accessed from the entrance hallway, you are guided into the secondary bedroom. Finished with wood effect flooring and painted walls, this space is illuminated from the double glazed, floor to ceiling window towards the rear elevation. Additional benefits include a fitted radiator.

### Bathroom 6' 8" x 7' 4" (2.03m x 2.23m)

Accessed from the entrance hallway, you have access to a fully equipped bathroom. Continuing the decadently modern theme, this space is comprised of a tile paneled bath, a low level W/C and a round hand wash basin. Boasting a striking flare, this space features a wall mounted mirror, tiled flooring, a fitted heated, towel rail, recessed spot lighting and additional underbath lighting.

### Off Street Parking

Within the resident car park, there is an allocated, sheltered parking space that allows access for two vehicles.



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: 115 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.