



\*PLEASE REQUEST A VIEWING VIA RIGHTMOVE BY EMAILING AGENT \* PRIVATE BALCONY - FANTASTIC RAIL LINKS CLOSE BY \* A two double bedroom first floor flat in the popular Urban Base development in Southend-on-Sea. Presented in fantastic condition throughout. Benefitting from two bathrooms, a private balcony and one allocated off-street parking space.

## Bircham Road

Southend-on-Sea

**£1,250**

- Please Request a Viewing Online Via Rightmove
- Two Good Sized Double Bedrooms
- Private Balcony
- One Allocated Off-Street Parking Space
- Easy Reach of Travel Links via Road and Rail
- Stylish First Floor Flat Presented
- Spacious Open Plan Kitchen/Living Room
- Ample Storage Throughout
- Ensuite Shower Room to the Master Bedroom
- Close to Shops and Amenities



# Bircham Road



Bear Lettings are pleased to present this two double bedroom first floor flat in Southend-on-Sea. Urban Base is situated on Bircham Road which is within easy reach of convenient bus links, the A127 and two major train lines. There are ample shops and eateries close to hand, along with well-regarded schools.

The flat is well presented throughout and boasts a selection of sizeable accommodation. The main living space can be found in the spacious open plan kitchen/living room. There are two double bedrooms of equal size within the property, whilst the master bedroom benefits from having an ensuite shower room. Further accommodation includes a three piece bathroom, plenty of storage and a private balcony accessed via the living area. Externally, you will find one allocated off-street parking space. The property comes to the market with a long lease and no onward chain. An internal viewing comes highly recommended.

## **Two Bedroom First Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

22'8 x 12'10

### **Bedroom One**

13'4 x 8'6

### **Ensuite**

### **Bedroom Two**

13'4 x 8'5

### **Three Piece Bathroom**

### **Storage**

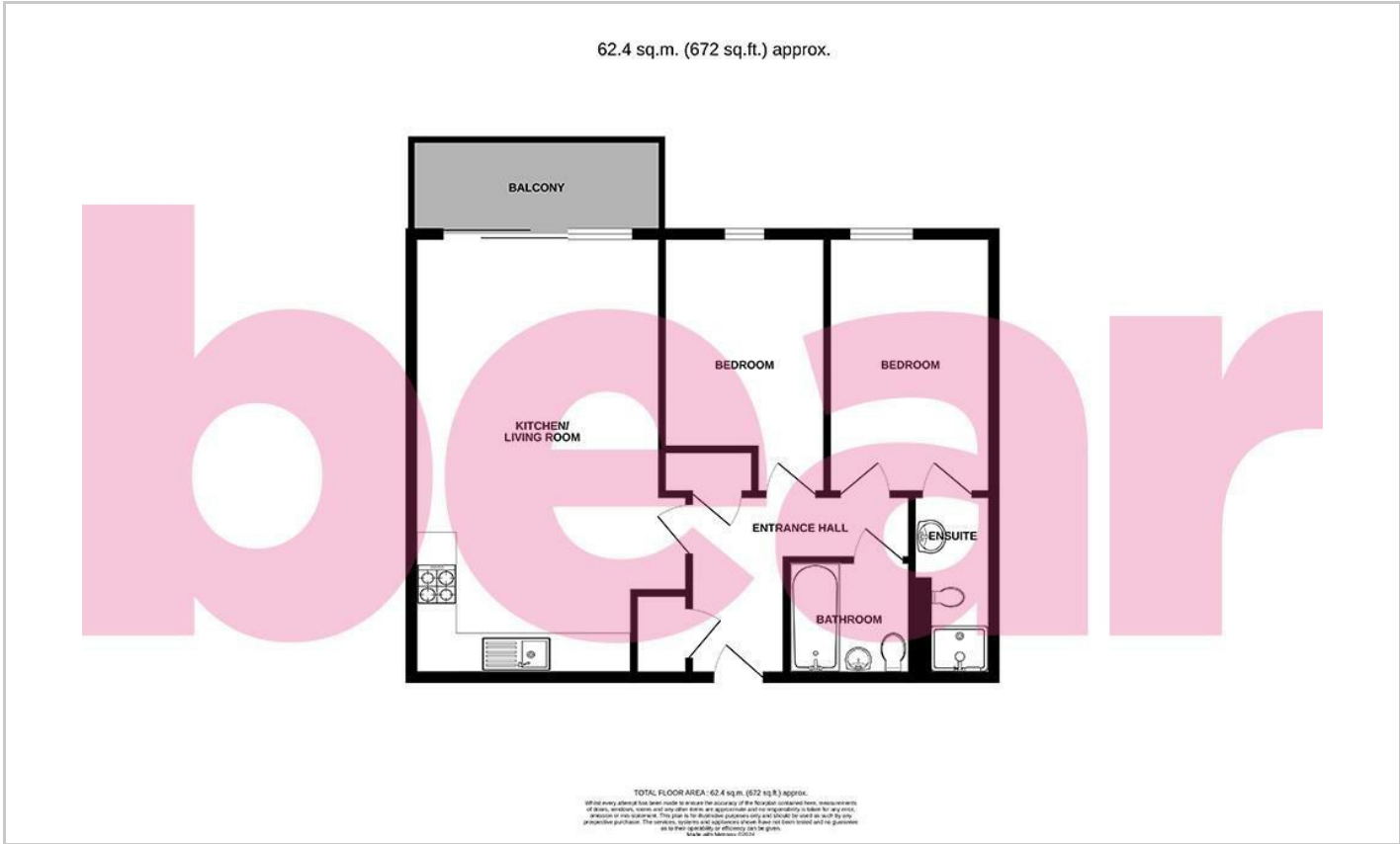
### **Balcony**

### **One Allocated Off-Street Parking Space**





Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

