



## Southend-On-Sea, Guide Price £180,000 - £200,000, One Bed Apartment

**SUPERB** 6th Floor Apartment, very close to Town and Southend Victoria Train Station.

**PRIVATE** Numbered Parking. One Double Bedroom, Well Decorated throughout, Modern Fitted Kitchen opens to 16ft 2 Lounge / Dining Room with Far Reaching Views.

24hr Concierge, Fully Equipped Gym. **NO CHAIN**

Lease Remaining: 99yrs Service Charge: £1200/6mo Ground Rent: £350pa Council Tax Band: B EPC Rating: C



**ESSEX GUILD HOMES**

WE VALUE PEOPLE, NOT JUST PROPERTY

Southend-on-Sea, Essex, SS2 6EB

**STUNNING APARTMENT ON THE 6TH FLOOR WITH STUNNING VIEWS AND AMAZING SUNSETS**

**VERY CLOSE TO TOWN AND SOUTHEND VICTORIA TRAIN STATION**

**FULLY EQUIPPED RESIDENTS GYM AND 24 HR CONCIERGE**

**BEAUTIFUL MODERN DECORATION THROUGHOUT**

**SPACIOUS ENTRANCE HALL WITH ENTRYPHONE SYSTEM**

**LUXURY THREE PIECE BATHROOM WITH SHOWER OVER BATH**

**ONE DOUBLE BEDROOM**

**PRIVATE NUMBERED PARKING SPACE BOUGHT FOR £15,000 !**

**TWO SUPERB ROOF TERRACES WITH WONDERFUL VIEWS**

**ALSO SUIT BUY TO LET INVESTORS**

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**Energy Performance Rating: C**

**Council Tax Band: B**

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Lease Details:**

**Remaining Term:** 99 years  
**Service Charge:** £1200 per 6 months  
**Ground Rent:** £350 pa.

**Rooms:**

**Communal Entrance Hall**

with Secure Entryphone System and 24 Hour Concierge

**Mail Room**

Large Area / Foyer set aside for Individual Mailboxes.  
Large Items can be left with the Concierge.

**Ground Floor Gym**

Fully Equipped and Included in the Service Charge.

**Large Foyer with Three Lifts**

Foyer on each floor with access door to chutes for small rubbish items.

**Apartment Entrance Hall**

with Large "Walk In" Storage Cupboard and Doors to All Rooms

**Lounge / Dining Room with Far Reaching Views and Amazing Sunsets !**

16' 2" x 10' 0" (4.92m x 3.05m)

**Superb Kitchen with Fitted Appliances opens to Lounge / Dining Room**

9' 8" x 6' 2" (2.94m x 1.88m)

**Utility / Storage Cupboard**

6' 0" x 5' 3" (1.83m x 1.60m)

**Double Bedroom with Window and Far Reaching Views**

12' 5" x 10' 9" max (3.78m x 3.27m max)

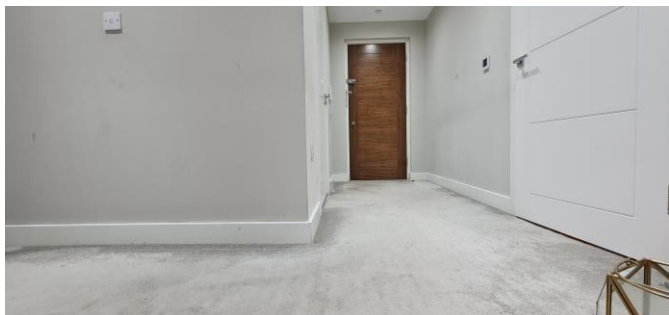
**Luxury Bathroom**

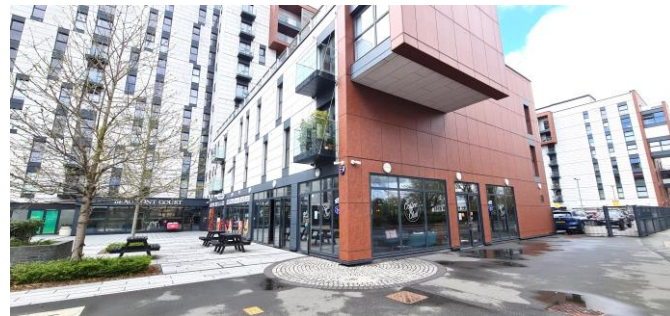
with Three Piece Suite, Heated Towel Radiator and Shower Over Bath

**Two Communal Roof Terrace Gardens with Far Reaching Views**

**Parking for One Vehicle**

This Numbered Parking Space was Bought at a cost of £15,000 when the Apartment was Purchased !







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