



**DEDMAN  
GRAY**

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**1 Ravens Court, Alexandra Road**

Southend-On-Sea

Leasehold O.I.E.O. £270,000



Charming 3-bed ground floor apartment in prime location. Features spacious lounge, fitted kitchen, sleek bathroom suite. Near promenade with captivating views. Permit parking, tranquil communal garden. Perfect blend of indoor comfort and outdoor tranquillity.

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom ground floor apartment
- 20' Lounge
- Fitted Kitchen
- Three piece bathroom suite
- Close to promenade
- Permit parking
- Views overlooking communal rear garden
- Conservation area
- Close to station and shops

EPC Rating - D

### Entrance Hall

Wooden flooring, entry phone system, smooth plastered ceiling with spot lights, built in cupboard, radiator, thermostat control switch.

### Lounge

20' 9" x 9' 9" (6.32m x 2.97m)

Double glazed window to rear overlooking the beautiful communal gardens, wooden flooring, radiator, feature fireplace, smooth plastered ceiling with spot lights.

### Kitchen

9' 9" x 7' 1" (2.97m x 2.15m)

Obscure double glazed window to rear and side, stainless steel sink unit with mixer taps inset into granite worktop, built in gas hob and oven with extractor fan above, integrated fridge/freezer, plumbing for washing machine, door leading to outside storage area.

### Master Bedroom

16' 5" x 10' 6" (5.00m x 3.20m)

Double glazed window to rear overlooking the communal gardens, double radiator, smooth plastered ceiling with spotlights, wooden flooring, built in wardrobe.

### Bedroom 2

12' 3" x 7' 6" (3.73m x 2.28m)

Double glazed window to rear, wooden flooring, smooth plastered ceiling, radiator.

### Bedroom 3

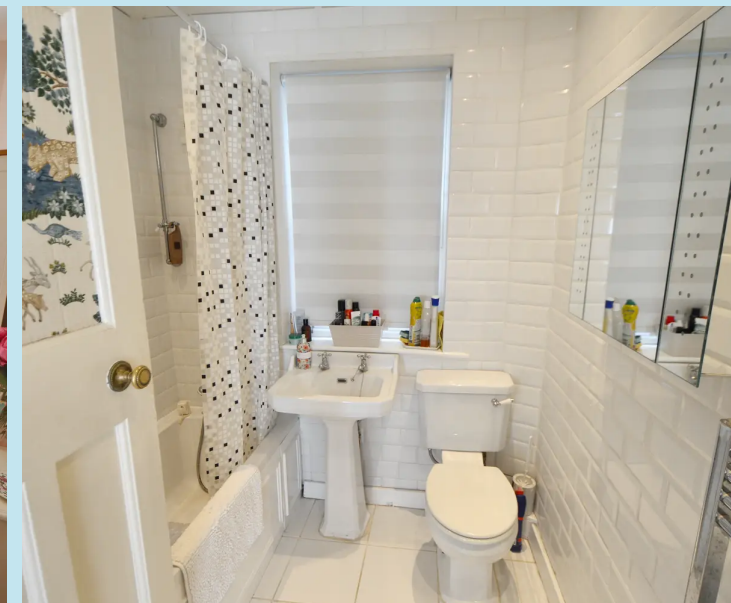
9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to side, wooden flooring, smooth plastered ceiling, radiator.

### Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)

Obscure double glazed window to side, panelled bath with mixer taps and shower attachment, low flush wc, pedestal wash hand basin, smooth plastered ceiling with spot lights, chrome heated towel rail.





### **COMMUNAL GARDEN**

Views overlooking the communal gardens from the lounge and two bedrooms.

### **PERMIT**

1 Parking Space

Residents and visitors annual parking scheme.

## Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 64.1 sq. metres (689.9 sq. feet)



## Dedman Gray

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