

**DEDMAN  
GRAY**

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Flat 2, 126 York Road, Southend-On-Sea

In Excess of £145,000



Fantastic opportunity for first-time buyers/investors! Modern 1 bed mid-terraced basement flat with spacious lounge/kitchen area, luxury shower room, double glazed windows. Good lease with 158 years remaining, no onward chain. Own rear garden for customisation. Ideal hassle-free move. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious and modern basement apartment
- One bedroom
- Fitted modern Lounge/kitchen
- Double glazed windows
- Luxury shower room
- Own rear garden
- Good lease with 158 years remaining
- Located close to the City centre
- No onward chain

### Communal Entrance

Communal entrance door leading to the communal entrance hall with further door leading to

### Entrance Hall

Entrance door with stairs leading down to

### Lounge/kitchen/Diner

16' 9" x 10' 9" (5.11m x 3.28m)

Increasing to 13'1" into bay, Double glazed window to side, stainless steel sink unit with mixer taps inset to the worktop with plumbing for washing machine under, built in microwave, eye level cupboards, central island with inset electric hob and drawers under, smooth plastered ceiling with inset downlights, wall mounted electric heater, laminated flooring and door leading to

### Bedroom

10' 8" x 8' 3" (3.25m x 2.51m)

Double glazed window to side, laminated flooring, electric wall heater, smooth plastered ceiling with downlights and door to

### Shower Room

Brand new shower room which has an obscure double glazed window to rear, shower cubicle with electric shower, wash hand basin with mixer taps, low flush WC, tiled floor and walls, smooth plastered ceiling, wall mounted mirror.





## GARDEN

The vendor has advised us that the property has its own rear garden which at present is overgrown.





## Dedman Gray

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