

**DEDMAN
GRAY**

www.dedmangray.co.uk

Mariner House, 157 High Street

Southend-On-Sea

£185,000 Leasehold



****INVESTMENT OPPORTUNITY** CASH BUYERS ONLY**
Luxury two bedroom and two bathroom 6th floor apartment, with lift, located in the heart of Southend with video entry phone. No onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning 6th floor apartment
- Engineered oak wood floors
- Lift from the first floor
- En suite shower room
- Central heating system
- Minutes walk to train stations
- Approx 120 year lease

Communal Entrance Door

Use of a large communal cupboard.

Entrance Hall

Video entry system, engineered hardwood oak flooring.

Open Plan Kitchen/Lounge/Diner

18' 3" x 15' 6" (5.56m x 4.72m)

Narrowing to 13' Floor to ceiling double glazed windows, engineered hardwood oak flooring. Built in microwave, induction hob, fridge freezer, dishwasher and washer/dryer.

Bedroom 1

14' 8" x 11' 11" (4.47m x 3.63m)

Narrowing to 9'10 Floor to ceiling double glazed windows, engineered hardwood oak flooring, smooth plastered ceiling with inset spotlights, door leading to:

En Suite Shower Room

Fully tiled walls, suite comprising walk in shower cubicle, low flush wc, wash hand basin, smooth plastered ceiling with spotlights.

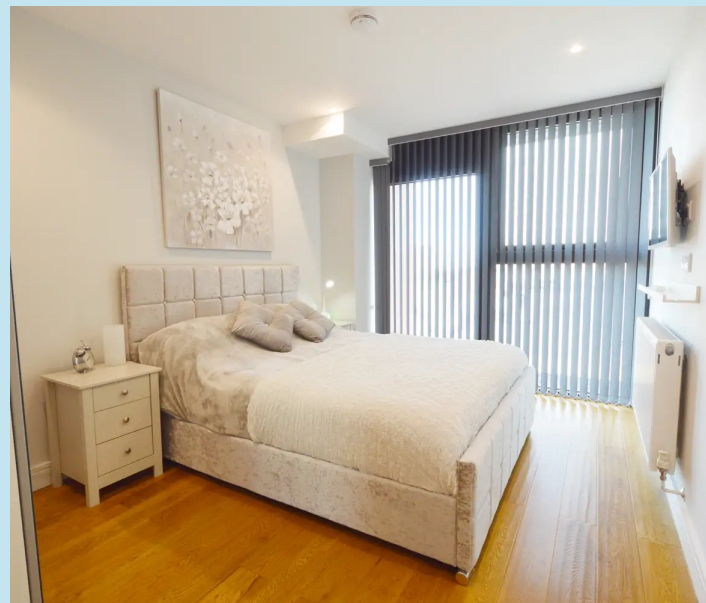
Bedroom 2

13' 4" x 9' 4" (4.06m x 2.84m)

Floor to ceiling double glazed windows, engineered hardwood oak flooring, smooth plastered ceiling with spotlights.

Luxury Bathroom

Suite comprising panelled bath with shower and screen, wash hand basin set in vanity unit with mixer tap, low flush wc, mirror with side lights,





Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

