

FOR SALE



Victoria Avenue
£265,000


MARTIN & CO



Victoria Avenue

2 Bedrooms, 2 Bathroom

£265,000

- Spacious open-plan kitchen, dining, and living area
- Large balcony with ample natural light
- Fully equipped modern kitchen appliances
- Master bedroom with ensuite and built-in wardrobe
- Second spacious bedroom with abundant natural light



FULL DESCRIPTION

This stunning 2-bedroom luxury apartment in the heart of Southend offers modern living at its finest. As you enter, you're welcomed by a spacious open-plan kitchen, dining, and living area. The living room features sliding glass doors, leading to a large balcony, allowing an abundance of natural light to flood the space. The fully-equipped kitchen includes a fridge/freezer, washer and dryer, oven and hob, and a dishwasher for your convenience.

A generous storage room ensures the apartment remains clutter-free, while the sleek bathroom is fitted with a bath/shower, toilet, and an interactive sink. The master bedroom boasts a built-in wardrobe and an elegant ensuite with a bath/shower and toilet. The second bedroom is equally spacious and offers plenty of comfort.

Though the flat doesn't come with parking, spaces can be purchased within the building. Perfectly located, it's just a 4-minute walk to Victoria Station and 12 minutes

to Southend Central, both providing direct routes into London. The vibrant Southend High Street, with its array of shops, restaurants, and pubs, is only a 5-minute stroll away.

Ideal for professionals seeking both luxury and convenience in a prime location.

KITCHEN/ LIVING ROOM 12' 7" x 25' 0" (3.86m x 7.64m)

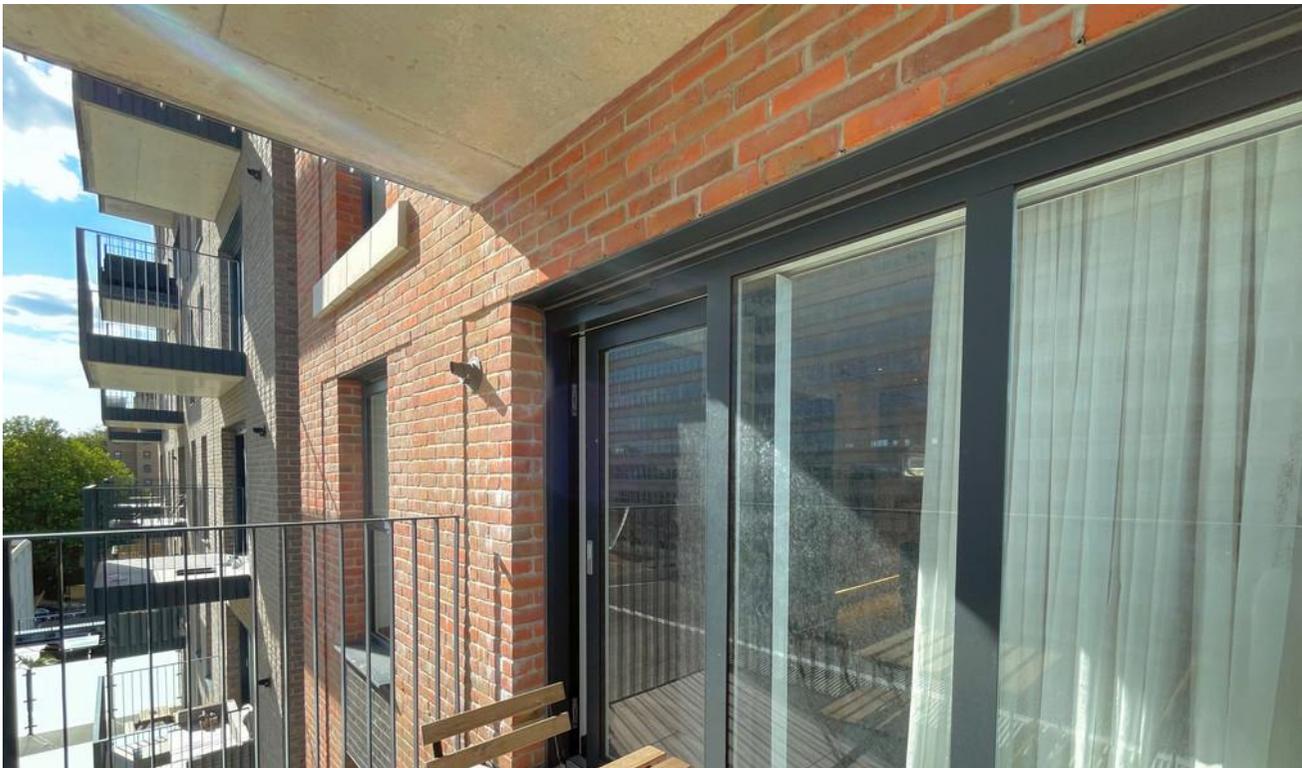
STORAGE ROOM 6' 9" x 2' 11" (2.06m x 0.89m)

BATHROOM 6' 7" x 7' 8" (2.03m x 2.36m)

BEDROOM 1 6' 9" x 13' 6" (2.08m x 4.13m)

MASTER BEDROOM 9' 3" x 16' 10" (2.82m x 5.14m)

ENSUITE 6' 7" x 7' 8" (2.02m x 2.34m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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