



## Sutton Road, Southend-On-Sea, SS2 5GD Offers in the region of £245,000

Quality Street are delighted to bring to the market this first floor, 2 bedroom apartment in the desirable Southpoint development in Southend-on-Sea.

With modern, spacious living throughout, the centre piece of this apartment is the large open plan lounge/diner and integrated kitchen. The property boasts two good sized double bedrooms, of which the master benefits from a stylish en suite and access to its own private balcony, along with an ultra-modern main bathroom, plenty of storage throughout, and an allocated parking space in the secure underground facility beneath the development. Southpoint is situated in close proximity to Southend City Centre, with excellent transport links and local amenities surrounding the apartment complex.

Don't miss out. Book your viewing with Quality Street today!

# PROPERTY DESCRIPTION

- Spacious first floor apartment
- Modern, integrated kitchen
- Second double bedroom
- Double glazing and gas central heating
- Secure underground car park with allocated space
- Open plan living
- Master bedroom with en-suite and balcony
- Impressive modern bathroom
- Internal elevator access
- Close to City Centre with excellent local amenities

## Entrance Hall

Smooth ceiling with inset spot lights, wall mounted entry phone, built in cupboard, engineered wood flooring, radiator and doors to

## Living Room / Kitchen

26'2" x 11'1" (8.00m x 3.38m)

Sizeable open plan living room/kitchen that has built-in storage space and a modern integrated kitchen.

## Bedroom One

15'8" x 10'2" (4.78m x 3.12m)

Smooth ceiling, radiator and fitted carpet. Built in mirrored wardrobes and door to the en-suite shower room. Double glazed doors provide access to the balcony

## En-Suite

Smooth ceiling with inset spot lights, extractor fan. Wall mounted heated towel rail. A modern white suite comprising a walk in shower cubicle with shower over and additional shower spray attachment. Vanity style wash hand basin and close coupled low flush WC. Wall mounted stage mirror with concealed lighting. Part tiled walls and splash backs. Tiled floor.

## Bedroom Two

11'8" x 9'10" (3.56m x 3.00m)

Smooth ceiling, double glazed window to front aspect, radiator and fitted carpet

## Bathroom

Smooth ceiling, extractor fan, tiled floor, wall mounted heated towel rail. A modern white suite comprising a panelled bath with shower spray attachment and concealed lighting, vanity style wash hand basin and close coupled low flush WC part tiled walls and splash backs. Wall mounted mirror.

## Balcony

Private balcony providing space for an outside seating area

## Allocated Off-Street Parking

There is one dedicated underground disabled parking space that comes with the flat which is larger than average.

## Leasehold Information

Freeholder : E & J Estates

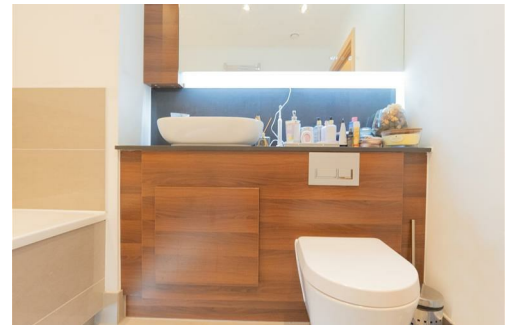
Managing Agent : Ringley Group

Length of Lease : 118 years remaining

Ground Rent : £350.00 per annum

Service Charge : £1,745.02 per annum

# PROPERTY PHOTOS





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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## ENERGY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		86	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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