

RP&C.
RICKY, PLANT CHEN-PORTER

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FOR SALE
www.rpcestateagents.co.uk 0753 844884

OBAN ROAD SOUTHEND-ON-SEA

**GUIDE PRICE £175,000
LEASEHOLD**

**** SUPERB FIRST TIME BUY OR INVESTMENT PURCHASE - TWO BEDROOM GROUND FLOOR FLAT WITH DIRECT ACCESS TO IT'S OWN GARDEN - NO ONWARD CHAIN - GUIDE PRICE £175,000-£195,000 **** RPC Estate Agents are delighted to bring to the market this ground floor flat in the popular Southchurch Village locality. The property would make a great first time or investment buy.



- Ground floor flat • Two bedrooms • Living room • Kitchen • Bathroom/w.c • Gas central heating & double glazed windows

The accommodation comprises two bedrooms, a living room, kitchen and bathroom/w.c. The properties does require modernisation, however this is factored in with a very fair guide price. The property further benefits from double glazed windows and gas central heating.

There are ample on street parking opportunities.

Communal Hallway

Lounge

Inner Hallway

Bedroom One

Bedroom Two

Bathroom/w.c

Kitchen

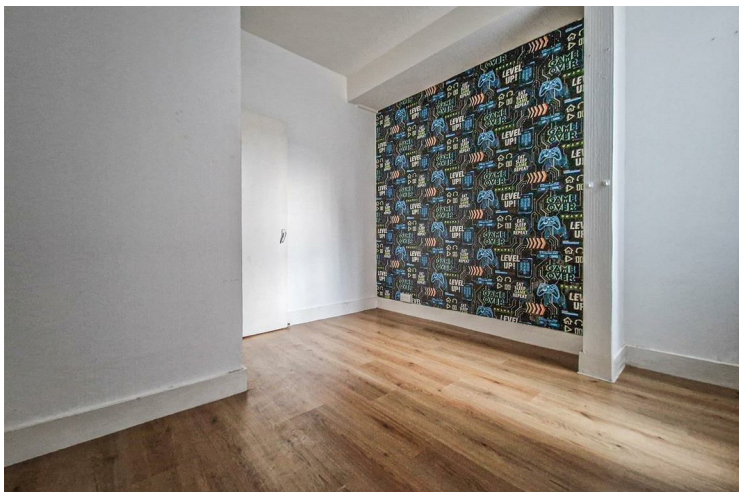
Private Garden (direct access)

Parking

There are ample on street parking opportunities.

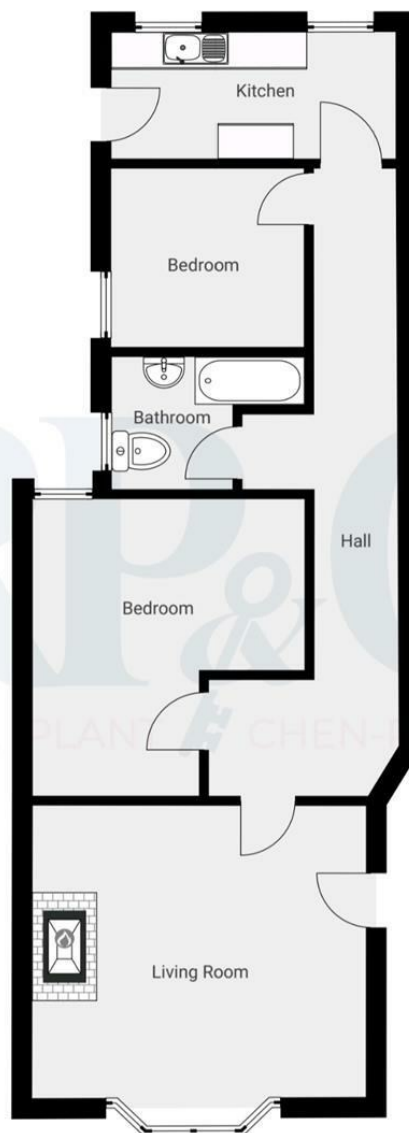
Agents Note

The lease has 116 years to run. There is a service charge of £138 per annum. The Buildings Insurance is £631 per annum and payable in July. Council Tax Band A.



- Direct access to the garden
- Close to major rail links & city centre
- Ample on street parking opportunities
- No onward chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	75	80

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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