



GUILDFORD ROAD

SOUTHEND-ON-SEA, SS2 5BJ

GUIDE PRICE £180,000
LEASEHOLD

**** NEW LEASE ON COMPLETION - CLOSE TO RAIL LINKS & CITY CENTRE - NO ONWARD CHAIN - £180,000-£190,000 **** RP&C Estate Agents bring to the market this two bedroom top floor apartment boasting allocated off-street parking in a gated car park. Perfectly located close to a wealth of amenities and travel links. A perfect blank canvas for buyers to put their own stamp on.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Fantastic top floor apartment
- Sold with no onward chain
- New lease upon completion of sale
- Allocated off-street parking
- Sizeable lounge/diner
- Double glazing
- Convenient location close to travel links
- Short walk into Southend City Centre
- Close to shops and amenities
- A fantastic first time purchase



This newly decorated two-bedroom top-floor apartment in Southend-on-Sea is an excellent opportunity for first-time buyers and investors alike. Coming to market with no onward chain, the property will benefit from a new lease on completion, providing peace of mind for the future.

The apartment offers generous living spaces, making it a comfortable home, and includes the added convenience of allocated off-street parking. Its superb location ensures easy access to Southend City Centre, with a fantastic selection of shops, restaurants, and local amenities. For commuters, excellent transport links into London are within close reach, making this an ideal home for those needing quick connections to the capital.

A rare find in a sought-after location – early viewing is highly recommended!

Two bedroom second floor apartment

Lounge/diner

Kitchen

Bedroom one

Bedroom two

Bathroom

Allocated off-street parking in gated car park

Communal garden

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ADDITIONAL INFORMATION

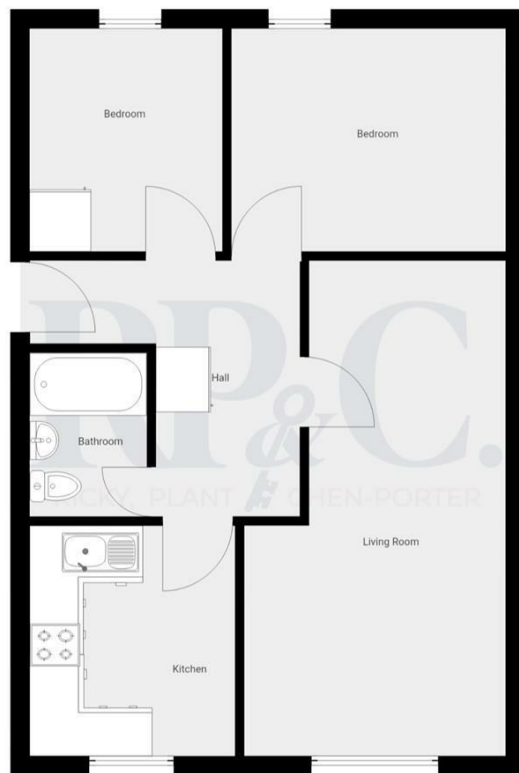
Local Authority – Southend on Sea Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 553.00 sq ft

Tenure – Leasehold



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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	

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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