



MANNERS WAY SOUTHEND-ON-SEA

OFFERS IN EXCESS OF LEASEHOLD - SHARE OF

* NO ONWARD CHAIN * - SPACIOUS & BRIGHT TWO BEDROOM SECOND FLOOR FLAT, PRESENTED TO THE MARKET WITH A SHARE OF FREEHOLD AND LONG REMAINING LEASE TERM. BOASTING A PRIVATE GARAGE AND ACCESS TO A COMMUNAL GARDEN



Nestled on the second floor of a centrally located art-deco inspired building, this impressive two-bedroom apartment offers generously proportioned and beautifully light-filled living spaces, ideal for comfortable modern living.

The property benefits from a 10% share of the freehold and comes with a brand-new 999-year lease, providing peace of mind for generations to come. Boasting access to a well-kept communal garden and its own private garage, this home truly ticks all the boxes.

Step inside to find a wonderfully airy and spacious lounge-diner, perfect for both entertaining and relaxing. The two double bedrooms offer excellent proportions, ideal for sharers, guests, or home working. Large windows throughout allow natural light to pour in, enhancing the sense of space.

Located in an ultra-convenient location, this flat is perfectly positioned close to local shops, sought-after schools, high-performing grammar schools, and Southend Hospital. Excellent transport links include direct rail access to Central London, nearby bus routes, and local train stations, making commuting a breeze.

Whether you're a first-time buyer, downsizer, or investor, this property presents a fantastic opportunity to secure a substantial home in a highly desirable area

Two bedroom first floor flat

Entrance hallway

Lounge/diner

Kitchen

Bedroom one

Bedroom two

Bathroom

Separate WC

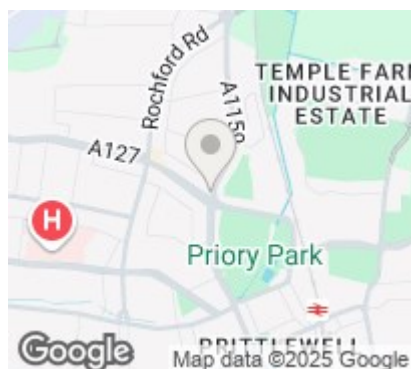
Communal garden

Garage in block

Share of freehold







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		
	48	67
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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