



## Woodgrange Drive

Southend-on-Sea

- GROUND FLOOR FLAT
- TWO BEDROOMS
- 199 YEAR LEASE
- OPEN PLAN KITCHEN / LIVING ROOM

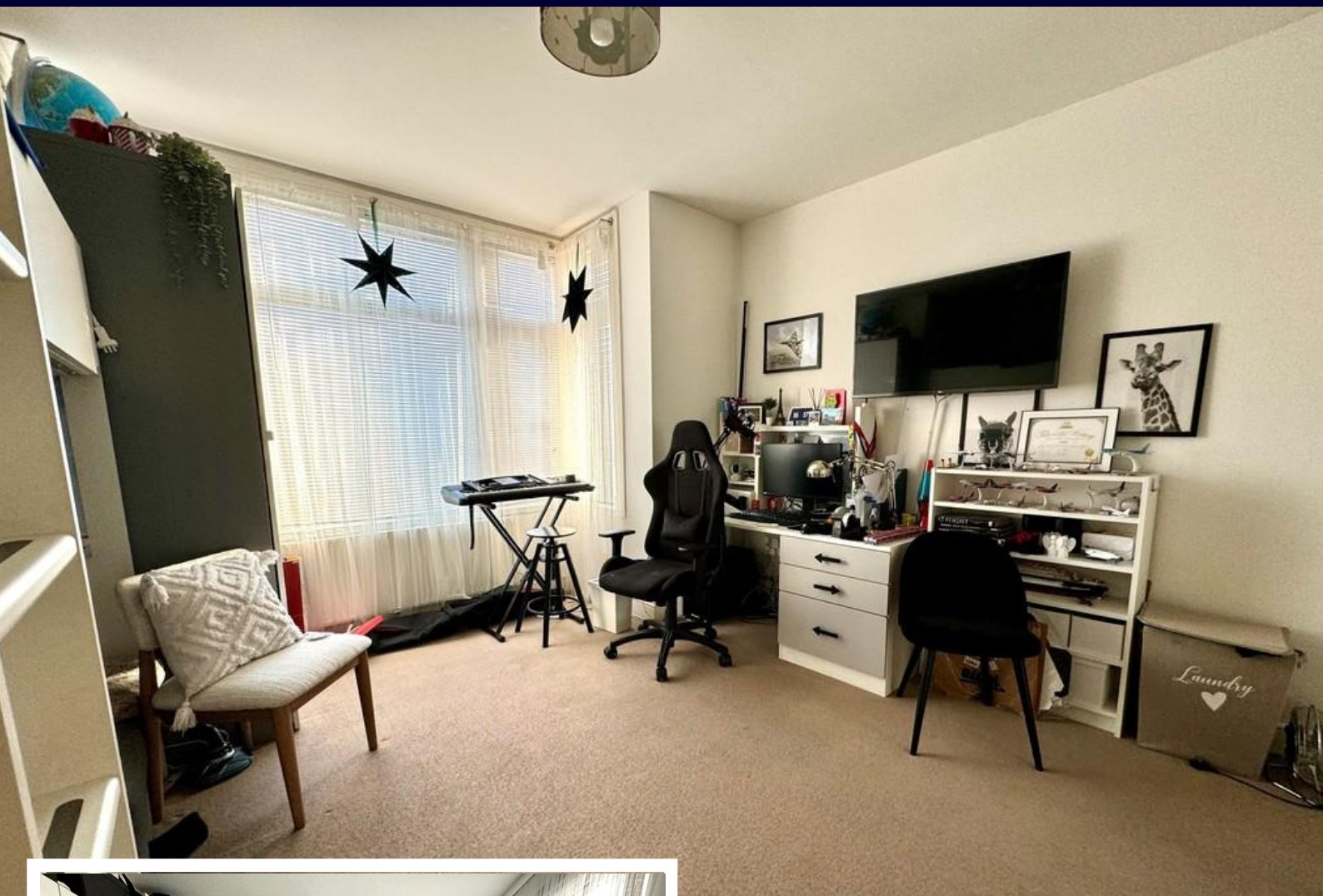


## Guide Price £210,000

**\*\*OFF ROAD PARKING\*\* \*\*LARGE GARDEN\*\* \*\*VACANT POSSESSION\*\* \*\*ONE OF SIX AVAILABLE FLATS IN WOODGRANGE DRIVE\*\*** A large two bedroom ground floor flat with an open plan kitchen and living room.







Welcome to Woodrange Drive, one of six apartments we have available for sale. They are all being offered to the market with vacant possession, therefore no onward chain.

Presenting welcoming and spacious accommodation throughout, the property boasts two double bedrooms, a fitted bathroom consisting of a panelled bathtub, a low level w/c and a wash hand basin. To the rear of the property is the heart of the home with the open plan kitchen/dining and living room a great space to relax and entertain friends and family.

To the rear the flat features a stunning garden offering ample space to entertain friends and family in the coming summer months.

The property also benefits from off road parking to the front.



Located within walking distance to Southend city centre, the seafront and Southend East train station which has direct links to London.

#### **HALL**

#### **BEDROOM ONE**

15' 7" x 13' 7" (4.75m x 4.14m)

#### **BEDROOM TWO**

11' 4" x 11' 1" (3.45m x 3.38m)

#### **KITCHEN/LIVING ROOM**

18' 0" x 11' 4" (5.49m x 3.45m)

#### **BATHROOM**

#### **GARDEN**

#### **OFF ROAD PARKING**

#### **TENURE**

LEASE - 199 YEARS REMAINING

COUNCIL TAX BAND - B

EPC - TBC

PEPPERCORN GROUND RENT

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

### Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)

Regulated by RICS

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