



## Woodgrange Drive

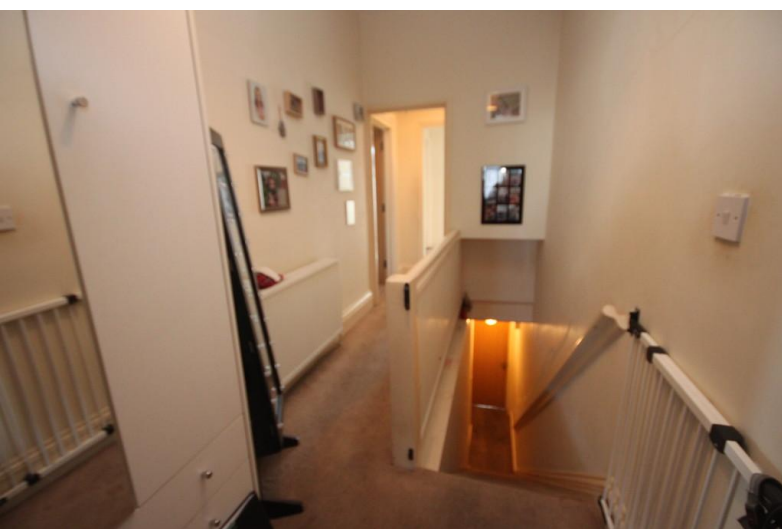
Southend-on-Sea

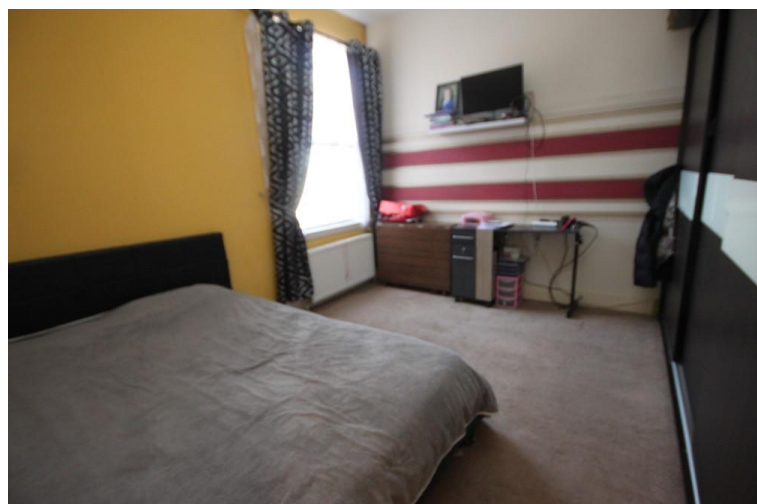
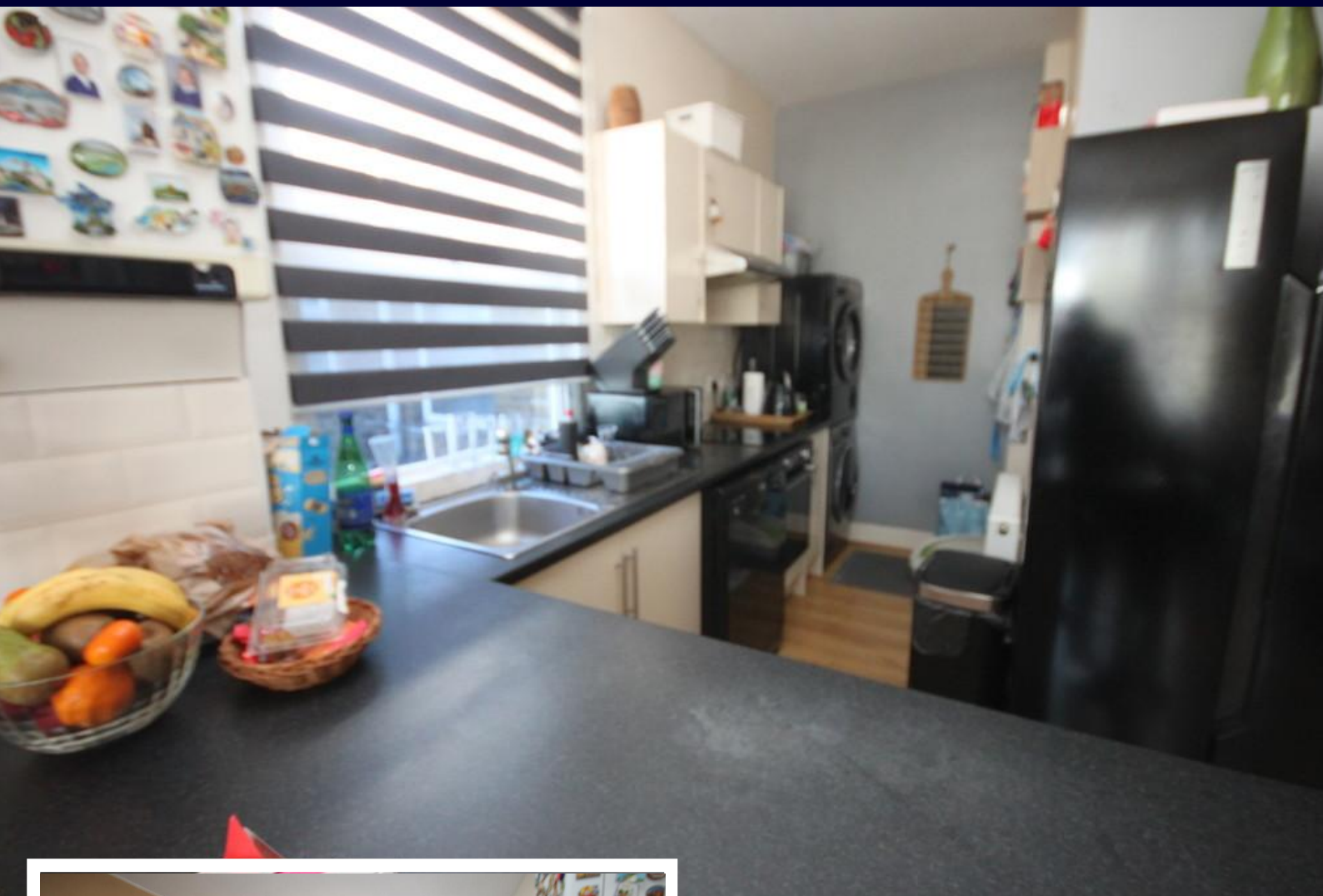
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- 26' OPEN PLAN LIVING ROOM / KITCHEN
- DOUBLE GLAZED



## Guide Price £205,000

**\*\*VACANT POSSESSION\*\*** **\*\*ONE OF SIX AVAILABLE FLATS IN WOODGRANGE DRIVE\*\*** Exceptionally large two bedroom first floor flat very nicely presented with a fantastic open plan modern kitchen / living room. Two very large double bedrooms and modern bathroom. Double glazed and gas central heating. Perfect for access to the Town Centre. New 199 year lease.





### AGENTS NOTES

What an exceptional two double bedroom first floor apartment in a very nice condition and situated within walking distance of Southend and local amenities.

26' open plan living room with a modern well fitted kitchen. Family bathroom and two massive double bedrooms making it an ideal first time purchase.

### LANDING

### LIVING ROOM / KITCHEN

26' 3" x 11' 9" (8m x 3.58m)

### BATHROOM

### BEDROOM

14' 10" x 12' 0" (4.52m x 3.66m)





## **BEDROOM**

11' 6" x 11' 6" (3.51m x 3.51m)

## **TENURE**

LEASE - 199 YEARS REMAINING

COUNCIL TAX BAND - B

EPC - TBC

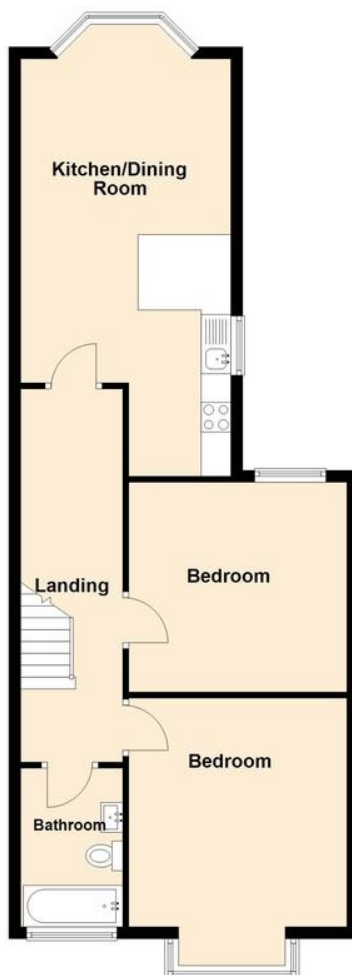
PEPPERCORN GROUND RENT

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.



### First Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

Regulated by RICS

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