



STUART THOMAS
ESTATES



- MUST BE VIEWED!
- WELL FITTED KITCHEN
- MODERN BATHROOM
- BALCONY

40 Marks Court, Southend-on-sea, SS1 2RH, Essex, SS1 2RH Guide Price £180,000 - £190,000

DONT MISS OUT! GUIDE PRICE £180,000 - £190,000

The development is situated a short walk from the seafront, Southchurch Hall Park, Southchurch Park and Southend-on-Sea City centre. Situated close to transport links to A13 and the A127 and close to mainline railway stations to London. This first floor flat benefits from double glazing, electric heating, well fitted kitchen, modern bathroom and a balcony. Ideal for a first time purchase or buy to let investment.



Property Description

ENTRANCE HALL

Entrance door with security entryphone. Cupboard housing the hot water storage tank. Cupboard housing timer control for heater. Carpet.

LOUNGE

Double glazed tilt & turn door to rear leading to the balcony with sea view. Additional double glazed windows to side. Modern electric heaters. Carpet.

KITCHEN

Well fitted kitchen with a range of modern grey units at eye and base level with ample work surfaces over. Splash back tiles. Ceramic hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine and space for a fridge freezer. One and a half bowl single drainer sink unit with a mixer tap over. Double glazed window to side. Grey wood effect laminate flooring.

BEDROOM ONE

Double glazed window to front. Carpet. Modern electric heater. Built in storage/wardrobe.

BEDROOM TWO

Double glazed window to front. Carpet. Modern electric heater.

BATHROOM

Well fitted with a 3 piece white suite comprising a concealed unit wc, pedestal hand wash basin with mixer tap. Bath with mixer tap and electric shower over. Obscure double glazed window to the side. Marble effect wall panels to all visible walls. Tiled floor.





PARKING

The vendor advises that there is secure unallocated parking for 2 vehicles as well as visitor passes available (maximum 2 per every 24 hours).

AGENTS NOTES

Tenure Leasehold 125 years from March 2020

Ground Rent £90 every 6 months.

Service Charge £1106 every 6 months

Southend Borough Council

Council Tax Band C

Ground floor storage

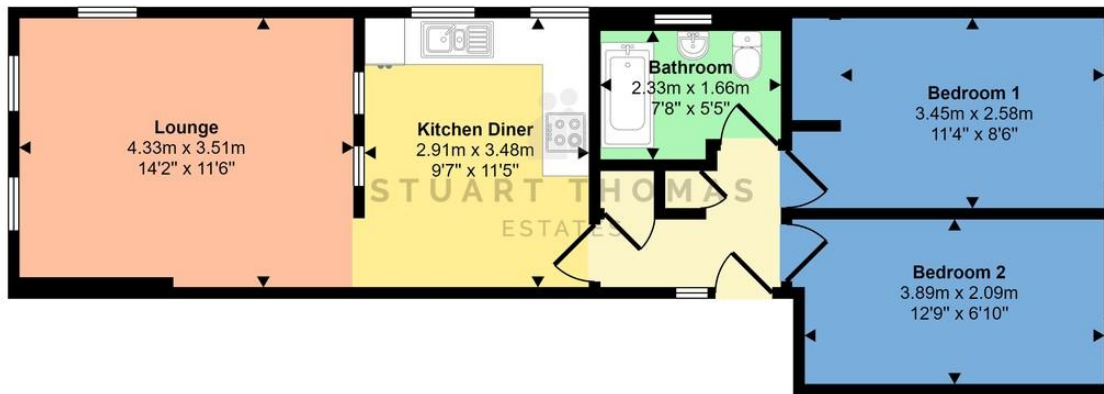
COMMUNAL GARDENS

Located at the front and side of the development there are communal garden areas that are laid to lawn with trees and shrubs.

COMMUNAL ENTRANCE

Entrance door with security entryphone. Access to private post boxes and lock-up storage with stairs leading to all floors.

Approx Gross Internal Area
55 sq m / 589 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements