

# Ist Call

SALES AND LETTINGS



**Collier Way, Southend-On-Sea, SS1 2AF**

**50% Shared Ownership £87,500**

**\*\* 50% SHARED OWNERSHIP \*\*** This beautifully presented one bedroom first floor flat is situated within this popular development located just yards from the seafront and Southchurch Park and is within easy access of Southend East rail station and the city centre. Offering a lounge, modern fitted kitchen, double bedroom and bathroom the property also benefits from double glazed windows, gas central heating and an allocated parking space. Offered on a 50% shared ownership basis the property offers a great opportunity to get on the housing ladder and we would recommend viewing.

### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance with stairs to first floor landing. Own front door to...

### Entrance Hall

Radiator, built in cupboard housing hot water gas central heating boiler and hot water cylinder, security entryphone handset, doors off to...

### Lounge 13'3 x 10'7 (4.04m x 3.23m)



Double glazed window to front, two radiators, door to...



### Kitchen 10'4 x 5'11 (3.15m x 1.80m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor fan over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, double glazed window to front...



### Bedroom 10'9 x 10'5 max overall (3.28m x 3.18m max overall)



Double glazed window to side, radiator...



### Bathroom



Modern white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

### Externally

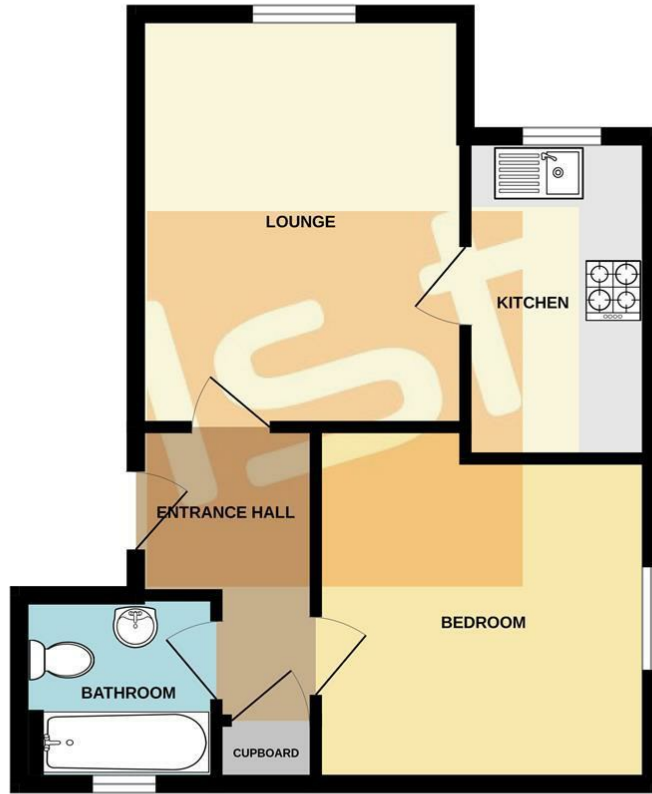
Allocated off street parking space...

### Leasehold Information

We understand that the property has 81 years remaining lease term with a monthly Service Charge of approx. £53.63. The property is being offered on a 50% shared ownership model with monthly rent of £451.66 payable for the additional 50% share. For further information contact the selling agent 1st Call Sales & Lettings 01702 616416

# Floor Plan

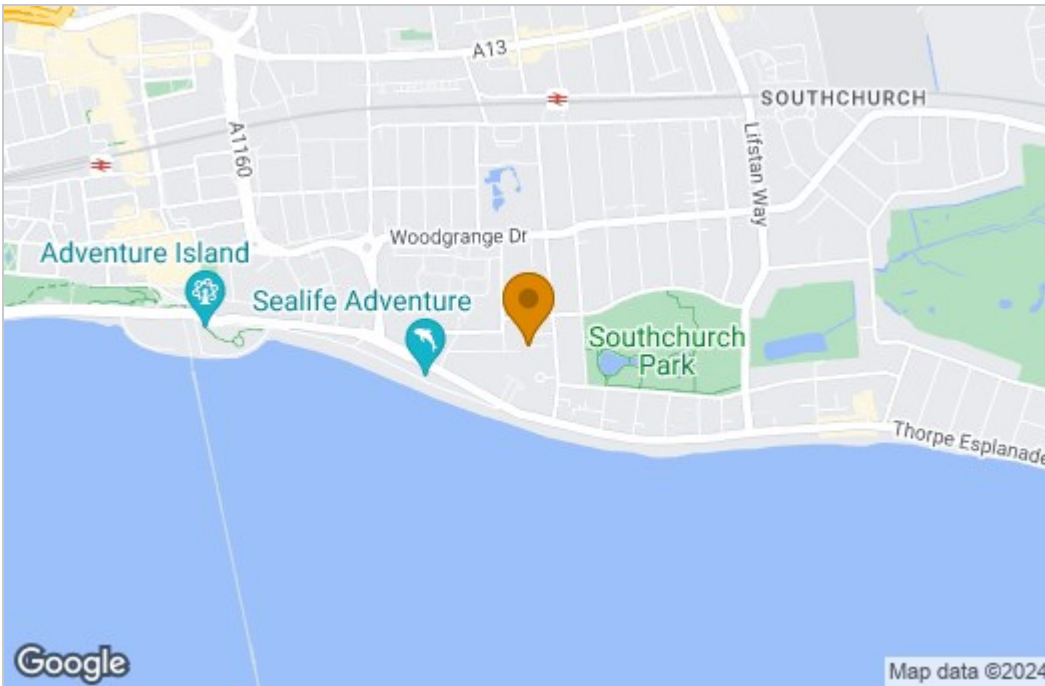
FIRST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52023

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.