

# Ist Call

SALES AND LETTINGS



**Ilfracombe Road, Essex, SS2 4PB**

**£175,000**

**\*\* BUY TO LET INVESTMENT \*\*** This well proportioned one bedroom first floor flat is located within the heart of Southchurch Village and within easy access of Southend East rail station and the variety of local shops and eateries on Southchurch Road. Being offered for sale as a buy to let investment with tenants already in place paying £750pcm thereby generating £9,000 per annum. With 110 years remaining lease term we feel the property would be a great asset to any buy to let investment portfolio.

### Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

### Entrance Hall

Staircase to first floor landing, built in storage cupboard, loft access, radiator, coved ceiling, doors off to...

### Lounge 12'8 x 12'7 (3.86m x 3.84m)



Double glazed window to front, radiator, feature cast iron fireplace with tiled inserts, picture rail, coved ceiling...

### Bedroom 12'7 x 11'5 (3.84m x 3.48m)



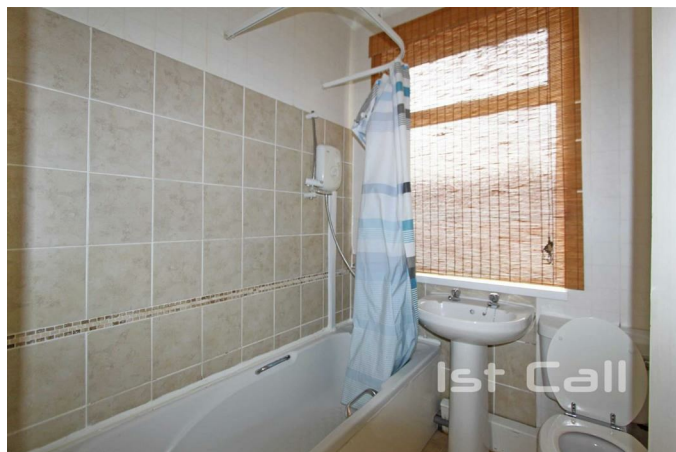
Double glazed window to rear, radiator, feature cast iron fireplace, picture rail, coved ceiling...

### Kitchen/ Breakfast Room 11'10 x 10'3 (3.61m x 3.12m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker, space and plumbing for washing machine, matching range of wall mounted units, radiator, wall mounted gas central heating & hot water boiler (not tested), window to rear...

### 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 front....

### Externally

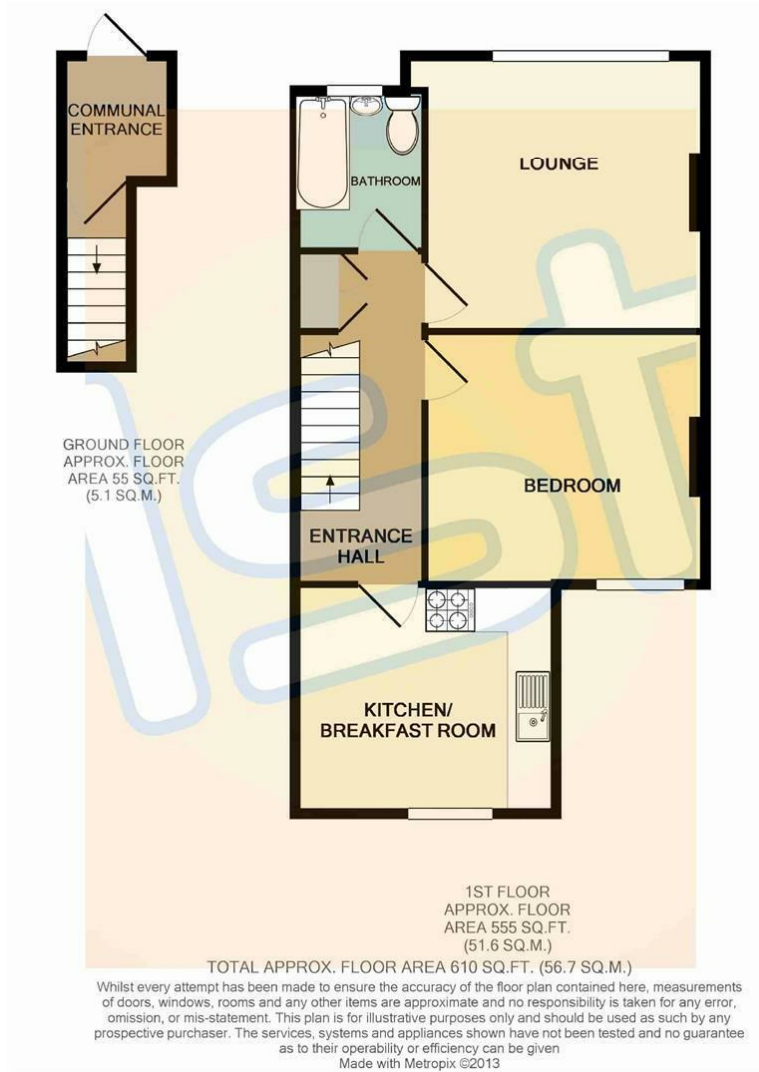
Off street parking space to front of property...

### Agents Note

The property does also include a section of the rear garden although this is currently looked after and used by the ground floor flat owners...



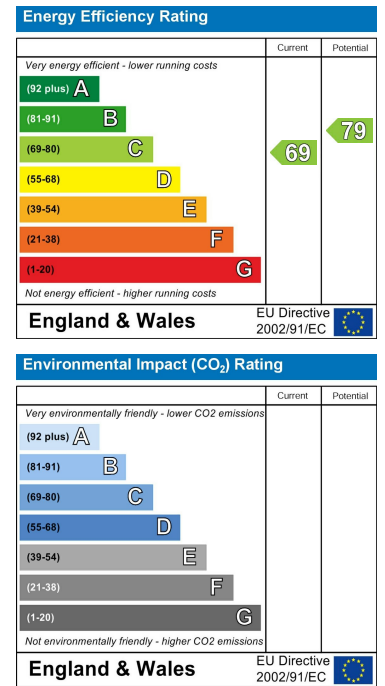
## Floor Plan



## Area Map



## Energy Efficiency Graph



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