

Ist Call

SALES AND LETTINGS



Queensway Lodge, Southend On Sea, SS1 2DN

Offers Over £250,000

This spacious TWO DOUBLE BEDROOM TOP FLOOR APARTMENT is beautifully presented throughout and simply has to be internally viewed to be appreciated. Offering a 19'6 lounge with SOUTH FACING BALCONY affording views towards the Estuary, modern fitted kitchen with integrated appliances, modern bathroom and an allocated OFF STREET PARKING space. Situated within easy access of the city centre, rail stations and the seafront the property also benefits from a SHARE OF FREEHOLD and communal gardens.

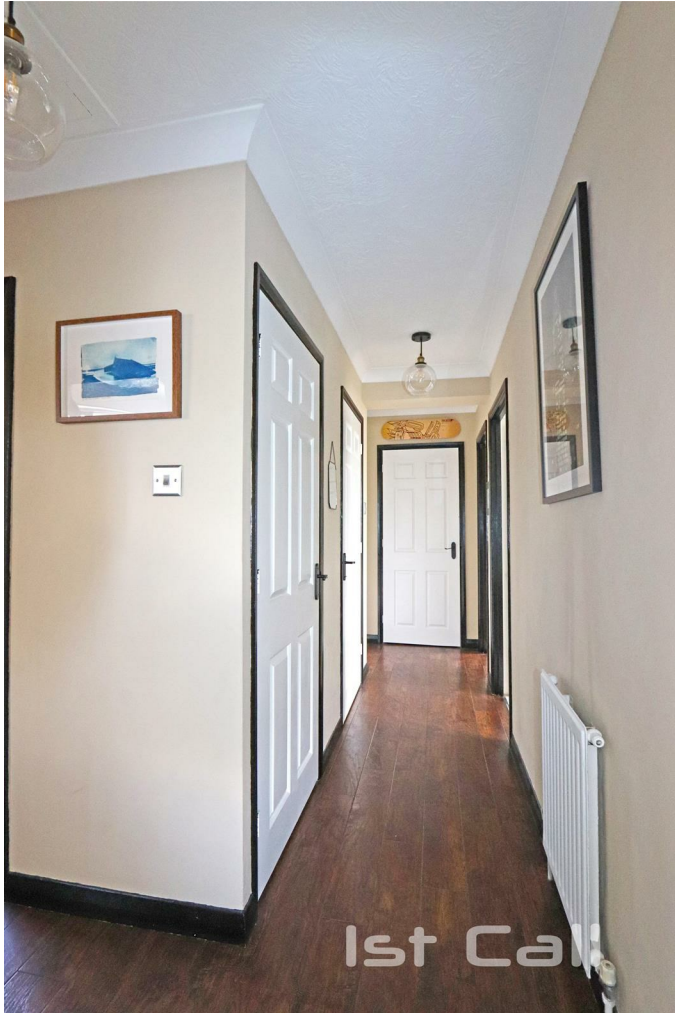
Accommodation Comprising

Front door with security entryphone system providing access to communal entrance lobby with stairwell access to second floor landing, Own front door to...

Entrance Lobby

Useful storage/ cloaks space with Karndean wood effect flooring. Further front door to...

Entrance Hall



Radiator, security entryphone, range of built in storage cupboards one housing gas central heating & hot water boiler, Karndean wood effect flooring, coved ceiling, doors off to...

Lounge 19'6 x 12'3 (5.94m x 3.73m)



Double glazed sliding patio doors to south facing balcony, double glazed oriel bay window to side, feature fireplace with inset chrome electric fire, radiator, coved ceiling...



Balcony



South facing and providing panoramic views towards the estuary...



Kitchen 12'2 x 7'10 (3.71m x 2.39m)



Range of modern fitted base units with granite working surfaces over, inset 1½ bowl sink unit, integrated electric hob with stainless steel oven below and matching extractor hood over, integrated fridge/ freezer, dishwasher and washing machine, breakfast bar, tiled splashbacks and flooring, double glazed window to rear...

Bathroom



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

Bedroom 1 16' x 11'1 (4.88m x 3.38m)



Double glazed window to front offering views towards the estuary, radiator, coved ceiling...



Bedroom 2 11'7 x 7'1 (3.53m x 2.16m)



Double glazed window to front offering views towards the estuary, radiator, coved ceiling...

Externally



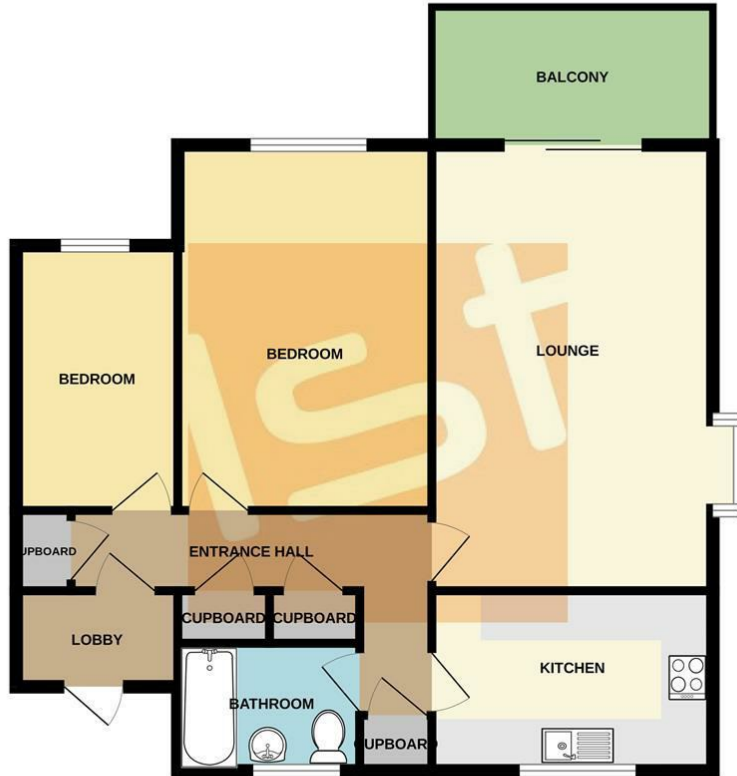
Allocated off street parking space in residents car park, communal gardens to rear...

Leasehold Information

We understand that the property is offered with a share of the freehold and the underlying lease was for a period of 125 years from 01/06/1988 which leaves 89 years remaining term. The Service Charge, which we understand also includes the Buildings Insurance premium, works out at £100 per month (£1200 per annum).

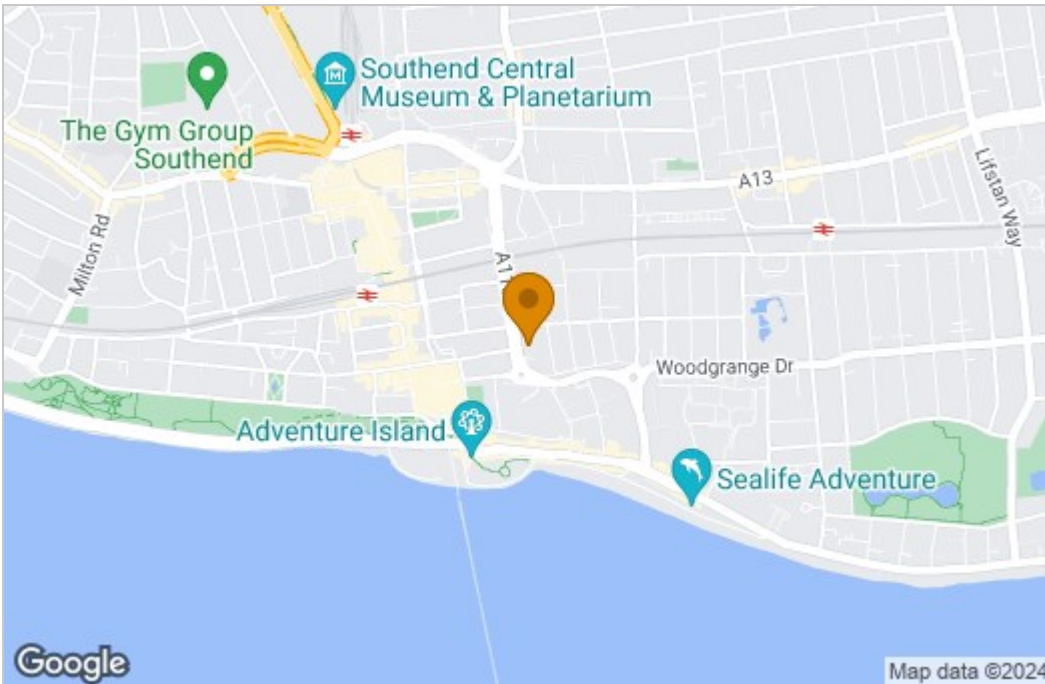
Floor Plan

TOP FLOOR

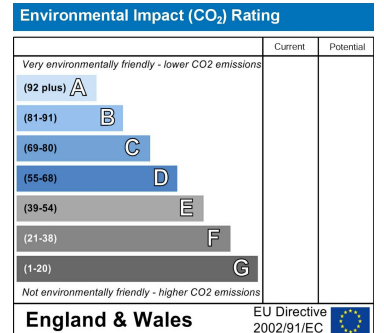
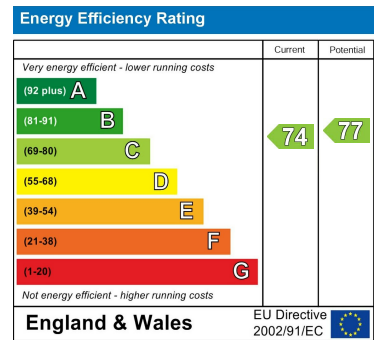


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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