

# Ist Call

SALES AND LETTINGS



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

**£175,000**

This beautifully presented one bedroom first floor apartment is situated within this popular development located just yards from the seafront and Southchurch Park and within easy access of Southend East rail station and the city centre. Offering a cosy lounge, modern fitted kitchen, double bedroom and bathroom the property also benefits from double glazed windows, gas central heating and an allocated parking space. An internal viewing is highly recommended.

### 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

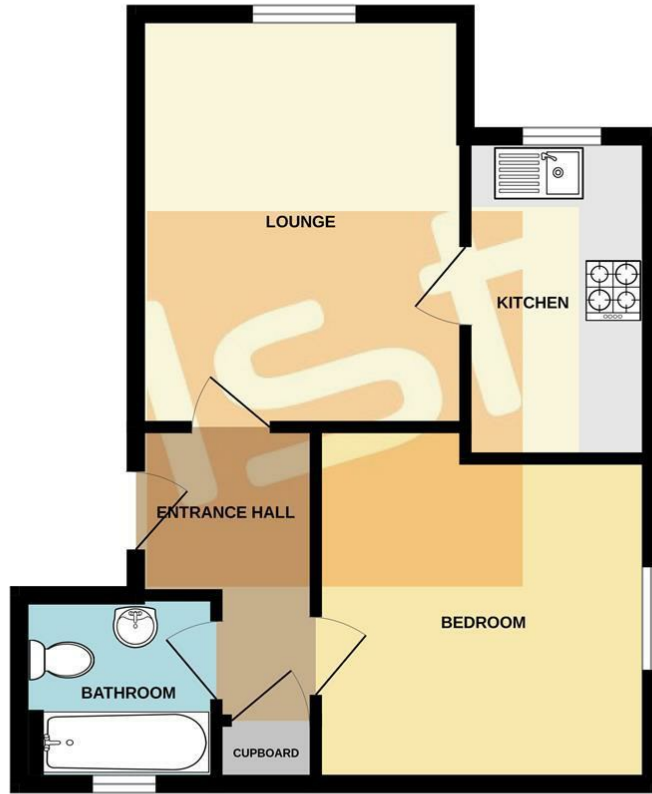
Allocated off street parking space...

### Leasehold Information

We understand that the property has 81 years remaining lease term with a monthly Service Charge of approx. £53.63...

# Floor Plan

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



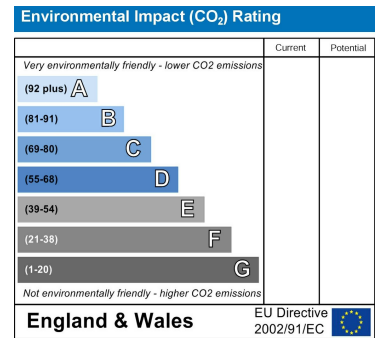
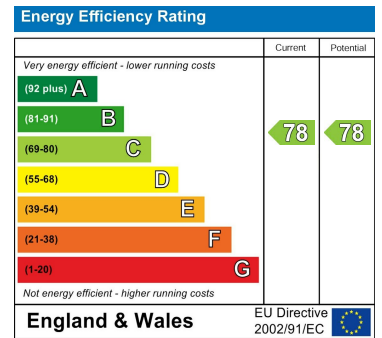
TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.

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.  
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# Area Map



# Energy Efficiency Graph



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