

Ist Call

SALES AND LETTINGS



Lifstan Way, Southend On Sea, SS1 2XF

£205,000

**** BUY TO LET INVESTMENT **** This two bedroom first floor flat is being offered as a buy to let investment with the existing long term tenant to remain paying £700 pcm (£8,400 per annum). Situated in a great location offering easy access to the seafront, Southchurch Park and Southend East rail station the property offers a spacious front lounge, double bedroom and a useful nurser/study as well as a modern fitted kitchen and bathroom. With gas central heating, double glazed windows and off street parking the property we feel the property would be a great addition to any buy to let portfolio.

Accommodation Comprising

Double glazed front door providing access to communal entrance lobby with own front door to...

Entrance Hall

Staircase to first floor landing, doors off to...

Lounge 15'7 into bay x 12' (4.75m into bay x 3.66m)



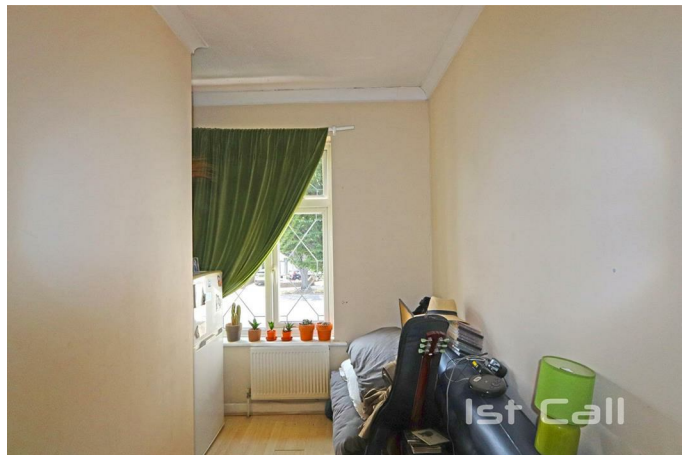
Large lead lite double glazed bay window to front, additional coloured lead lite feature windows to side, radiator, coved ceiling...

Bedroom 12' x 11'11 (3.66m x 3.63m)



Large double glazed window to rear, radiator, smooth plastered coved ceiling...

Nursery/ Office 7'7 x 5'1 (2.31m x 1.55m)



Lead lite double glazed window to front, radiator, laminate wood flooring, coved ceiling...

Kitchen 9'1 x 4'10 (2.77m x 1.47m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker, space and plumbing for washing machine, radiator, coved ceiling, double glazed window to side...

Bathroom 8'8 x 8'1 (2.64m x 2.46m)

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, built in cupboard housing gas central heating & hot water boiler, obscure double glazed window to rear...

Off Street Parking

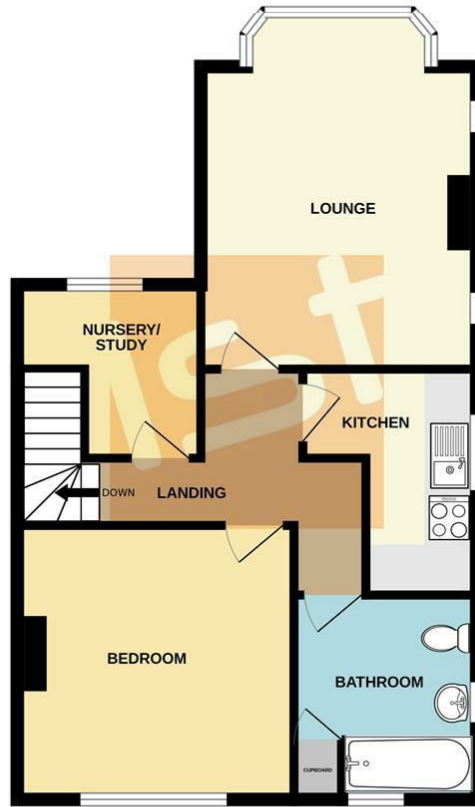
Allocated off street parking space to front of property...

Agents Note

The property currently has 63 years remaining lease term but we understand that the seller has agreed to have this extended and the lease will have the advantage of 153 year term upon completion. We understand the current Ground Rent is £200 although this would be reduced to a 'peppercorn' following the lease extension. There is an annual management fee in the region of £90 and the annual Buildings Insurance premium is approx. £600...

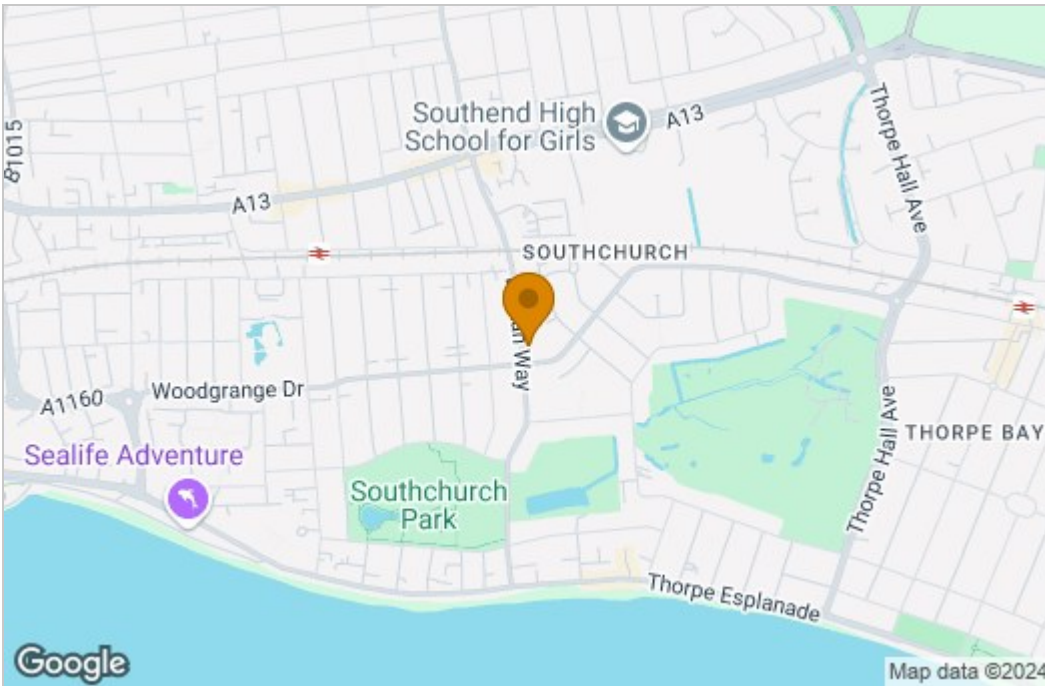
Floor Plan

FIRST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

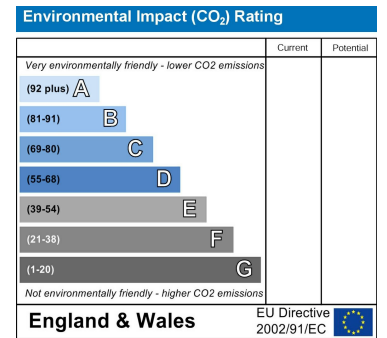
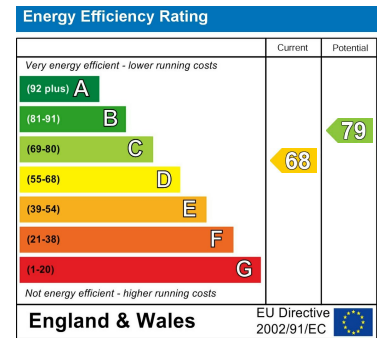


TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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