

Ist Call

SALES AND LETTINGS



Cheltenham Road, Southend-On-Sea, SS1 2SA

£170,000

This charming and well presented one bedroom ground floor flat is situated in a great location being close to Southend East rail station and within easy access of the seafront and city centre. Offered with no onward chain the property benefits from a front lounge, double bedroom, fitted kitchen and a modern bathroom as well as a private west facing rear garden and off street parking on a first come, first served basis. Fully double glazed and with gas central heating we feel the property would make an ideal first time or investment purchase and viewing is recommended.

Accommodation Comprising

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

Entrance Hall

Laminate wood flooring, coved ceiling, doors off to...

Lounge 13'3 into bay x 12'2 (4.04m into bay x 3.71m)



Double glazed bay window to front, radiator, laminate wood flooring, coved ceiling, doorway to...



Kitchen 8'5 x 5'10 (2.57m x 1.78m)



Range of fitted white 'Shaker' style base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for gas

cooker, space and plumbing for washing machine and slimline dishwasher, space for fridge/ freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, coved ceiling, obscure double glazed window to side...

Bathroom 7'4 x 5'7 (max overall) (2.24m x 1.70m (max overall))



Modern white suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., fully tiled to bath area, heated towel rail, extractor fan...

Bedroom 11'5 x 8'5 (3.48m x 2.57m)



Double glazed door to rear, additional double glazed window to side, radiator...



years remaining term with an annual Ground Rent of £100. There is an annual Service Charge/ Administration fee of £100 and the flat is responsible for 33.33% of the Buildings Insurance premium which was £293.46 for the last 12 months...

Externally



Front Garden

Providing off street parking on a first come first served basis with two parking spaces for the three flats...

Rear Garden



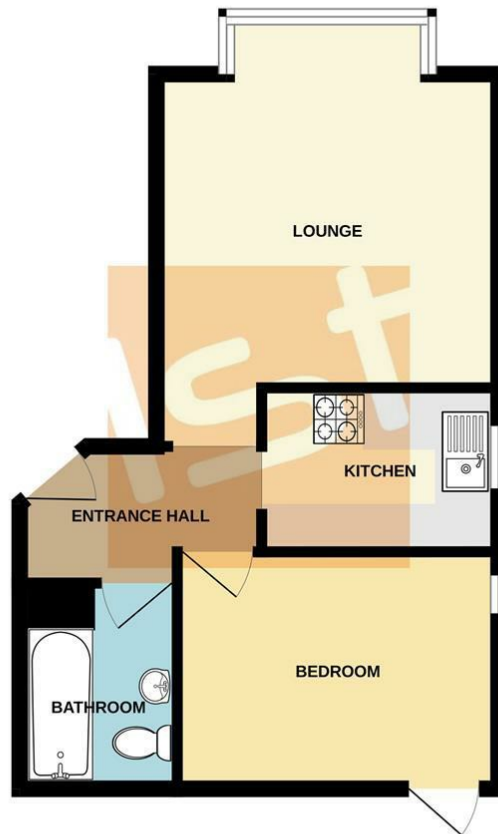
Own section of west facing rear garden with small artificial lawn, flower & shrub borders and timber shed, gate providing side access...

Leasehold Information

We understand that the property benefits from 125 year lease term from 1st January 1989 leaving 90

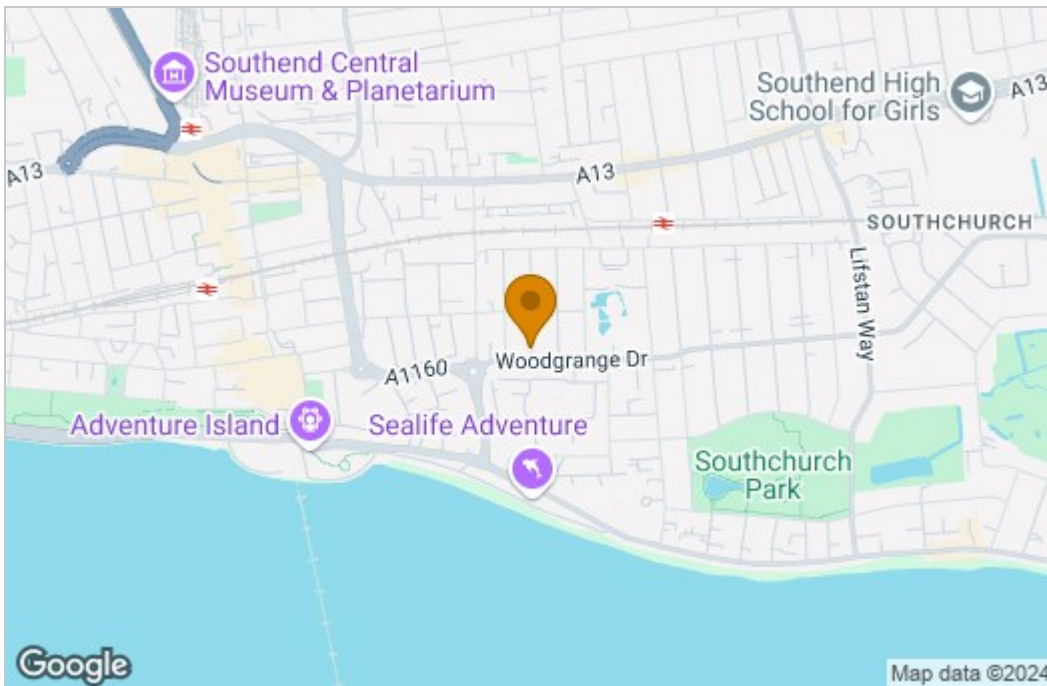
Floor Plan

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.0 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		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.