

# Ist Call

SALES AND LETTINGS



**St. Anns Road, Southend-On-Sea, SS2 5AU**

**£180,000**

This well presented one bedroom ground floor flat is situated in a great location offering easy access to the city centre, rail stations and the seafront. Offered with no onward chain and a recently extended 150 year lease, the property offers a spacious front lounge, double bedroom, a kitchen large enough to dine in and with integrated appliances as well as a good sized and fully tiled wet room. Double glazed throughout and with gas central heating the property further benefits from a south facing rear garden and we would recommend viewing.

### Accommodation Comprising

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

**Lounge 15'6 into bay x 11'5 (4.72m into bay x 3.48m)**



Double glazed bay window to front, radiator, feature fireplace, coved ceiling, door to...

### Inner Hallway

Built in storage cupboards, radiator, coved ceiling, doors off to...

**Bedroom 11'5 x 9'4 (3.48m x 2.84m)**



Double glazed window to rear, radiator, coved ceiling...

**Kitchen/ Breakfast Room 11'6 x 8'10 (3.51m x 2.69m)**



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker, integrated fridge, dishwasher & tumble drier, washing machine to remain, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks and flooring, coved ceiling, double glazed window to side, opening to...

### Lobby

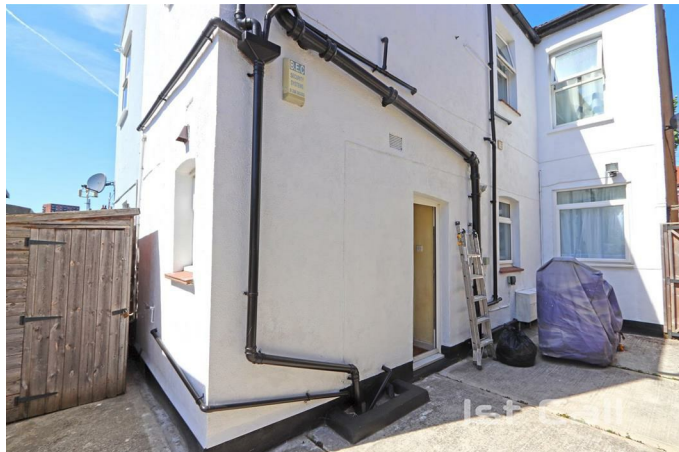
Double door to side, large built in storage cupboard, door to...

**Wet Room 8'10 x 6' (2.69m x 1.83m)**



Fully tiled wet room with wall mounted electric shower unit, vanity wash hand basin, low level W.C., radiator, obscure double glazed window to rear...

## Externally



## Rear Garden



Own half of south facing rear garden comprising concreted patio area, large timber shed, remainder laid to lawn, gate providing side access...

### Leasehold Information

We understand that the lease has recently been extended providing 151 years unexpired term with a £0 (peppercorn) Ground Rent...

# Floor Plan

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



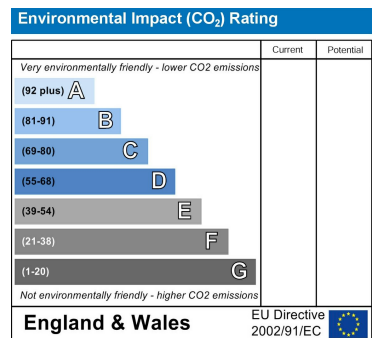
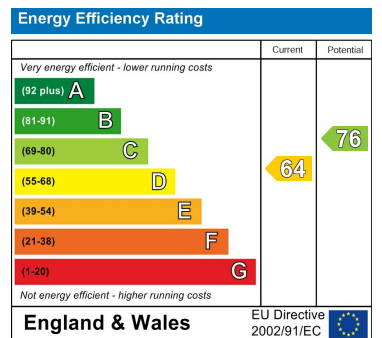
TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.

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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