

# Ist Call

SALES AND LETTINGS



## **Burr Hill Chase, Southend On Sea, SS2 6RA**

**£160,000**

This two bedroom top floor purpose built flat is situated in a popular location being within yards of Priory Park and within easy access of the city centre and rail stations. Offered with no onward chain the property benefits from a 17'7" open plan lounge/ kitchen, one double and one single bedroom as well as a bathroom. With double glazed windows and gas central heating the property would make an ideal first time buy or buy to let investment and we would recommend viewing.

### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance lobby with stairwell access to the second floor landing. Door to communal drying room. Own front door to...

### Entrance Hall

Built in storage cupboard, tiled flooring, coved ceiling, doors off to...

### Lounge/ Kitchen 17'7" x 10'10" (5.36 x 3.30)



### Lounge Area



Double glazed window to front, radiator, coved ceiling, open plan to...

### Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel 1½ bowl sink unit, integrated four burner stainless steel gas hob with matching oven below and extractor hood over, matching range of wall mounted units, tiled splashbacks and flooring, coved ceiling...

### Bedroom One 15'3" x 9'5" (4.65 x 2.87)



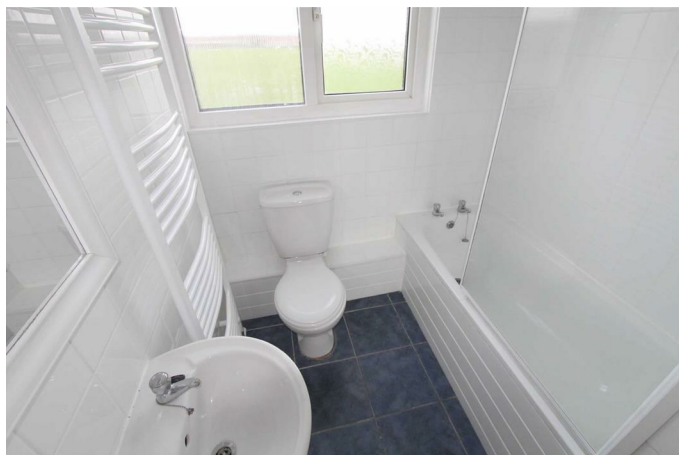
Double glazed window to front, radiator, built in wardrobe cupboards, coved ceiling...

### Bedroom Two 10'9" x 6'3" (3.28 x 1.91)

Double glazed window to rear offering views over school playing fields, radiator, cupboard housing gas central heating & hot water boiler, coved ceiling...



## Bathroom/WC



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

## Externally

There is a small residents car park operated on a first come first served basis, communal gardens with drying area and brick built store and there is a communal drying room on the second floor landing...

## Leasehold Information

We understand that there are 91 years remaining on the lease with an annual Ground Rent of £10.00, an annual Service Charge of £968.83, Buildings Insurance annual premium £108.20 and a contribution to the Reserve/ Sinking Fund of £372.00...

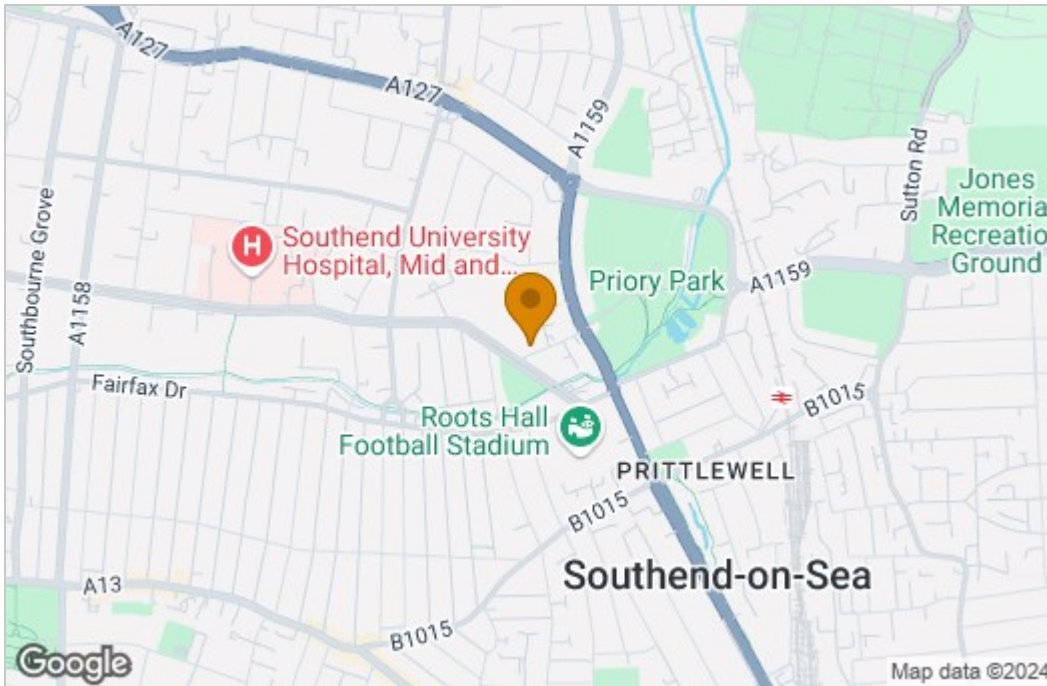
# Floor Plan

## 2ND FLOOR

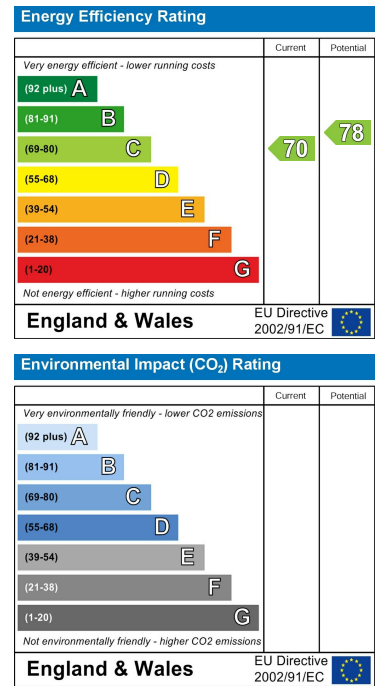


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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