

# Ist Call

SALES AND LETTINGS



## Retort Close, Southend-On-Sea, SS1 2AQ

**£225,000**

This very spacious two double bedroom second floor apartment is situated in a fantastic location just yards from the seafront, close to Southchurch Park and within easy access of Southend East rail station. Offering a large lounge/ diner with balcony, a modern fitted kitchen, two double bedrooms with an ensuite to the master and a modern bathroom the property further benefits from an allocated parking space.

Offered with no onward chain and 134 years remaining lease term, 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. Own front door to...

### Entrance Hall



Double glazed window to side, built in airing cupboard housing hot water cylinder, wall mounted electric heater, security entryphone, tiled flooring, smooth plastered coved ceiling, doors off to...

### Lounge/ Diner 19'3 x 14'7 max overall (5.87m x 4.45m max overall)



### Lounge Area 14'7 x 10'8 (4.45m x 3.25m)



Double glazed sliding patio doors to balcony with wrought iron balustrade, two double glazed windows to side, wall mounted electric heater, smooth plastered coved ceiling, open plan to...

### Dining Area 8'8 x 5'4 (2.64m x 1.63m)

Tiled flooring, smooth plastered coved ceiling, opening to...

### Kitchen 8'11 x 8'3 (2.72m x 2.51m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to front...

### Bedroom 1 16' x 10'10 (4.88m x 3.30m)



Double glazed window to side, wall mounted electric heater, smooth plastered coved ceiling, door to...

### En Suite



White suite comprising glazed shower cubicle, pedestal wash hand basin, low level W.C., electric shaver point, wall mounted electric fan heater, extractor fan, tiled splashbacks, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

### Bedroom 2 17'10 x 9'5 (5.44m x 2.87m)



Two double glazed windows to side, wall mounted electric heater, smooth plastered coved ceiling...

### Bathroom



White suite comprising panelled bath, pedestal wash hand basin, low level W.C., tiled splashbacks and flooring, wall mounted electric fan heater, extractor fan, smooth plastered ceiling with inset spotlights...

### Externally



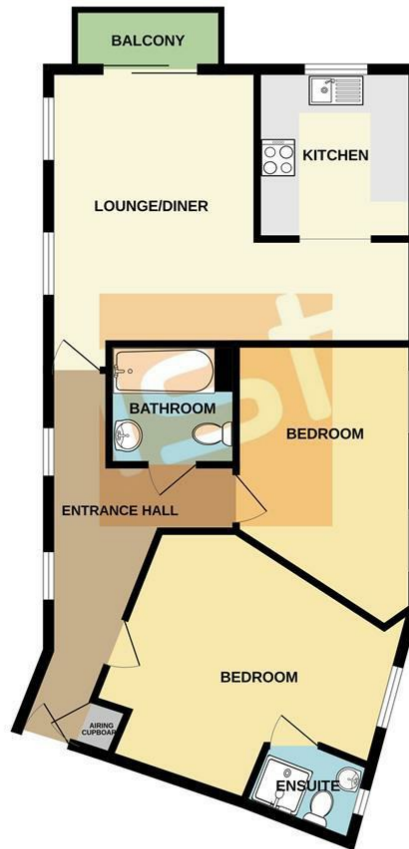
Allocated parking space within residents car park...

### Leasehold Information

We understand that the lease was originally for a term of 155 years from 01/01/2004 leaving approximately 136 years remaining. Ground Rent is £240 per annum and the Service Charge £1568 paid in two 6 monthly instalments of £784 and we understand this also includes the Buildings Insurance...

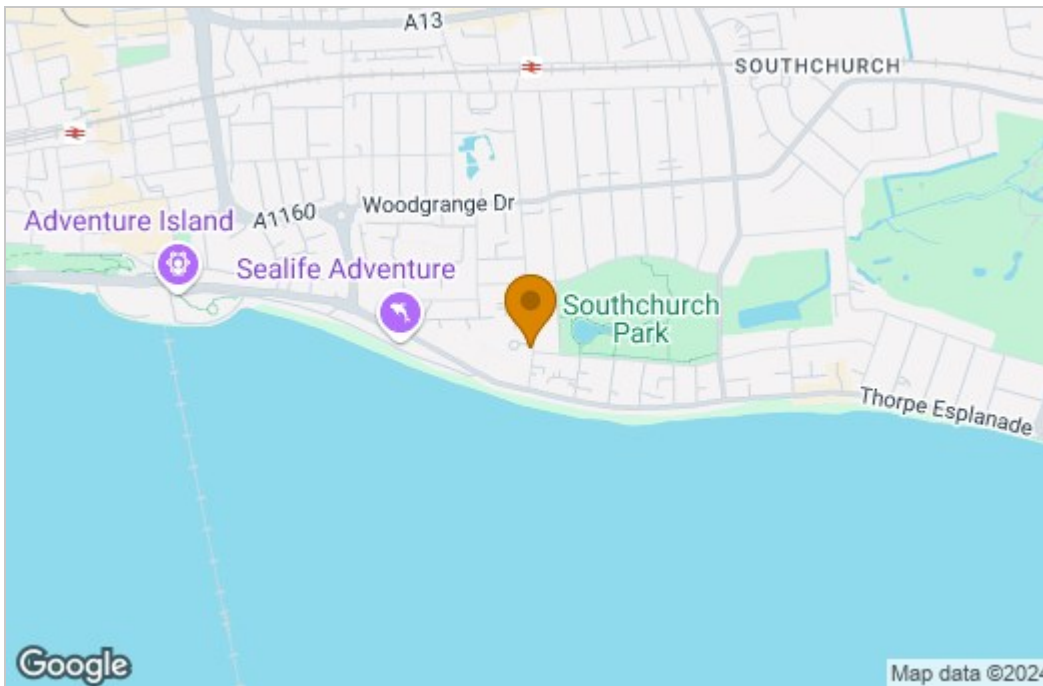
# Floor Plan

SECOND FLOOR

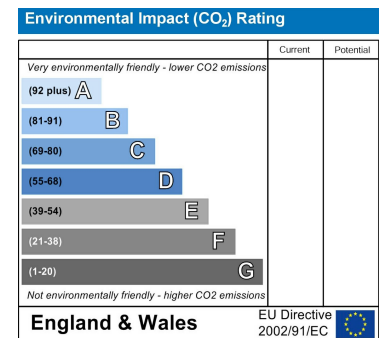
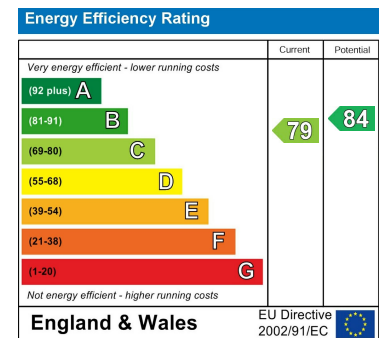


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as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