

# Ist Call

## SALES AND LETTINGS



**Cheltenham Road, Southend-On-Sea, SS1 2SB**

**£135,000**

**\*\* CASH BUYERS ONLY DUE TO LOW REMAINING LEASE TERM (51 YEARS) \*\*** In need of modernisation but offering spacious accommodation and great potential, this ground floor flat is currently configured as a one bed but could easily be re-configured to create two good sized bedrooms. With off street parking and a section of rear garden the property is offered with no onward chain and viewing is recommended.



### Accommodation Comprising

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

### Entrance Hall

Two large built in storage cupboards, obscure double glazed door to side, doors off to...

### Lounge 15' into bay x 13'8 (4.57m into bay x 4.17m)



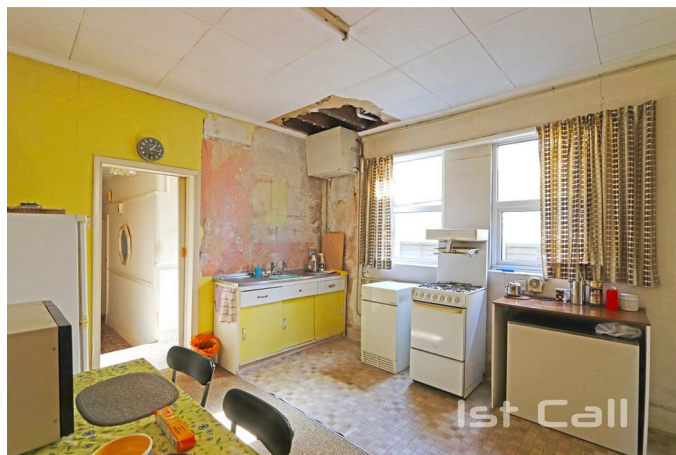
Double glazed bay window to front, radiator, feature stone fireplace with inset gas fire, coved ceiling with ceiling rose...

### Bedroom 11'10 x 11'5 (3.61m x 3.48m)



Double glazed window to rear, radiator, picture rail...

### Kitchen/ Diner 11'8 x 11'7 (3.56m x 3.53m)



Two double glazed windows to side, stainless steel twin drainer sink unit with cupboard beneath, gas cooker point, built in shelved storage cupboard, door to...



### Bathroom 11'6 x 9' (3.51m x 2.74m)



Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, built in airing cupboard housing hot water cylinder, radiator, tiled splashbacks, obscure double glazed window to rear, door to...

### Separate W.C.

Low level W.C., obscure double glazed window to rear...

## Externally

### Front Garden

Block paved and providing one off street parking space...

### Rear Garden

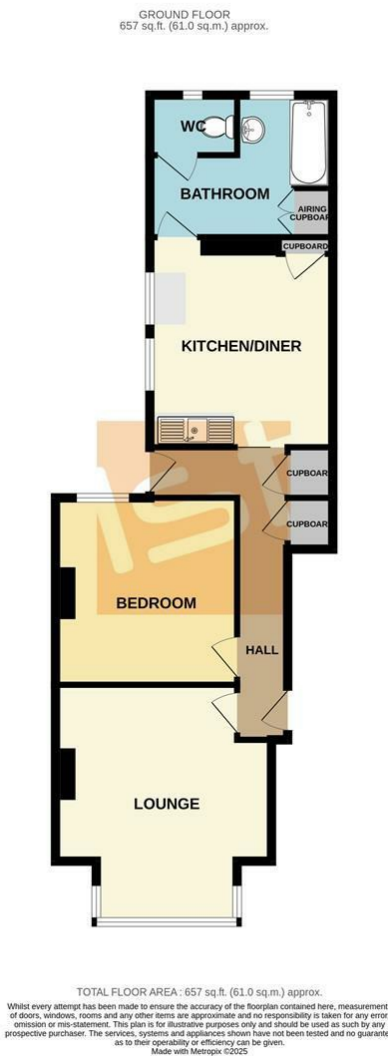


We understand the property benefits from the first half of the rear garden (currently undivided)...

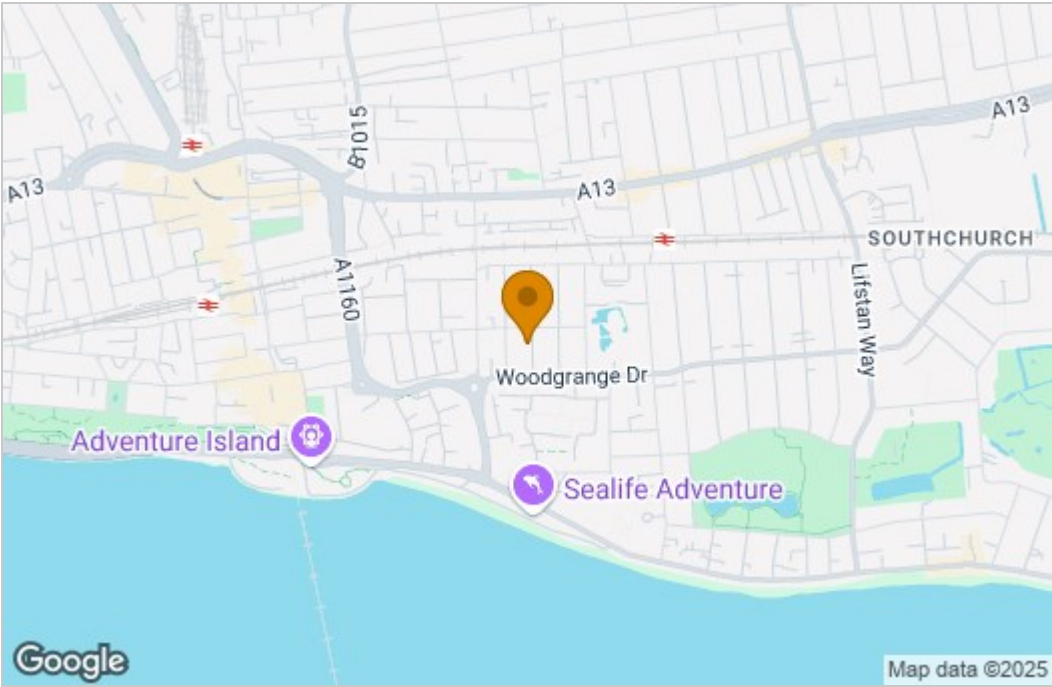
### Leasehold Information

We understand that the original lease was granted for a period of 99 years from 29 July 1977 thereby leaving 52 years remaining. The annual Ground Rent is £10 and we have been advised that there is an annual Service Charge of £600. The owner has spoken to the freeholders regarding the cost of a lease extension and it has been suggested that it would cost around £38,000 - £40,000, plus costs, to extend the lease by a further 90 years leaving around 162 years on the lease and the Ground Rent would be scrapped. For further information, please contact the selling agents...

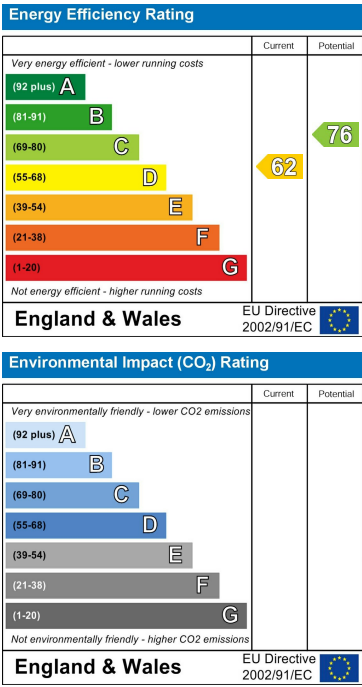
Floor Plan



Area Map



Energy Efficiency Graph



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