

# 1st Call

## SALES AND LETTINGS



Southchurch Road, Southend-On-Sea, SS1 2AY

**Guide Price £170,000**



**\*\* GUIDE PRICE £170,000 - £180,000 \*\*** Situated in a great location within easy access of Southend East rail station and the shopping facilities of Southchurch Road, we are delighted to offer for sale this modern and spacious one bedroom first floor apartment. The living room is open plan to a modern fitted kitchen with all integrated appliances to remain and the property further benefits from a large double bedroom and a modern bathroom. With an allocated parking space within the residents secure barrier controlled car park, the flat also benefits from use of the communal roof garden which offers panoramic views across the city and towards the estuary. Making an ideal first time purchase or buy to let investment, we would highly recommend an internal viewing.

- Spacious First Floor Apartment
- Fitted Kitchen With Integrated Appliances To Remain
- Modern Bathroom
- Double Glazed Windows
- Communal Roof Terrace With Panoramic City & Estuary Views
- 27'10 Open Plan Living Room/ Kitchen
- 17'6 Double Bedroom
- Gas Central Heating
- Allocated Parking Space With Residents Barrier Controlled Car Park
- EPC Rating 'C'

