

# Ist Call

## SALES AND LETTINGS



### **Meridian Point, Southend On Sea, SS1 2EB**

**£170,000**

This spacious and well presented two double bedroom fourth floor apartment is offered with no onward chain and situated in a great location within easy access of Southend East rail station, the city centre and the seafront. Offering a large open plan living room/ kitchen, two double bedrooms and a spacious bathroom the property further benefits from lift access and an allocated parking space within the secure gated residents car park. Viewing advised.



### Accommodation Comprising

Front door with security entryphone system providing access to large communal entrance lobby with lift and stairwell access to the fourth floor. Own front door to...

### Entrance Hall

Electric heater, security entryphone system, large built in storage and airing cupboard, smooth plastered ceiling with inset spotlights, doors off to...

**Open Plan Living Room/ Kitchen 19'8" x 16'11"**  
**max overall (5.99m x 5.16m max overall)**



### Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer 1½ bowl stainless steel sink unit, integrated electric hob with matching oven below and extractor hood over, integrated fridge/ freezer and washer/ dryer, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling with inset spotlights, open plan to...

### Living Area



Large double glazed floor to ceiling door and window with 'juliet' balcony to side aspect offering panoramic views across Southend and towards the estuary, electric heater, smooth plastered ceiling...



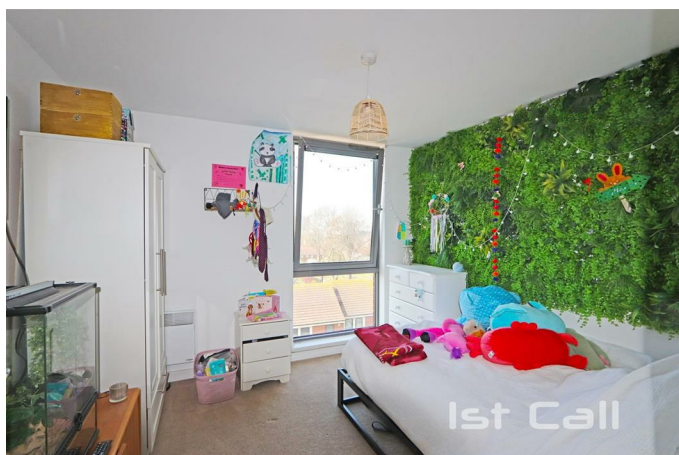
**Bedroom 1 13' x 10'7 (3.96m x 3.23m)**



Large double glazed floor to ceiling window to side offering panoramic views over Southend, electric heater, smooth plastered ceiling...



**Bedroom 2 10'7 x 9'7 (3.23m x 2.92m)**



Large double glazed floor to ceiling window to side, electric heater, smooth plastered ceiling...

**Bathroom 10'1 x 6'4 (3.07m x 1.93m)**



Large bathroom with white suite comprising panelled bath, separate enclosed glazed shower cubicle, pedestal wash hand basin, low level W.C., tiled splashbacks, heated towel rail, smooth plastered ceiling with inset spotlights and extractor fan...

**Externally**



Parking space in secure gated residents car park to rear, bicycle storage and bin store...



Floor Plan

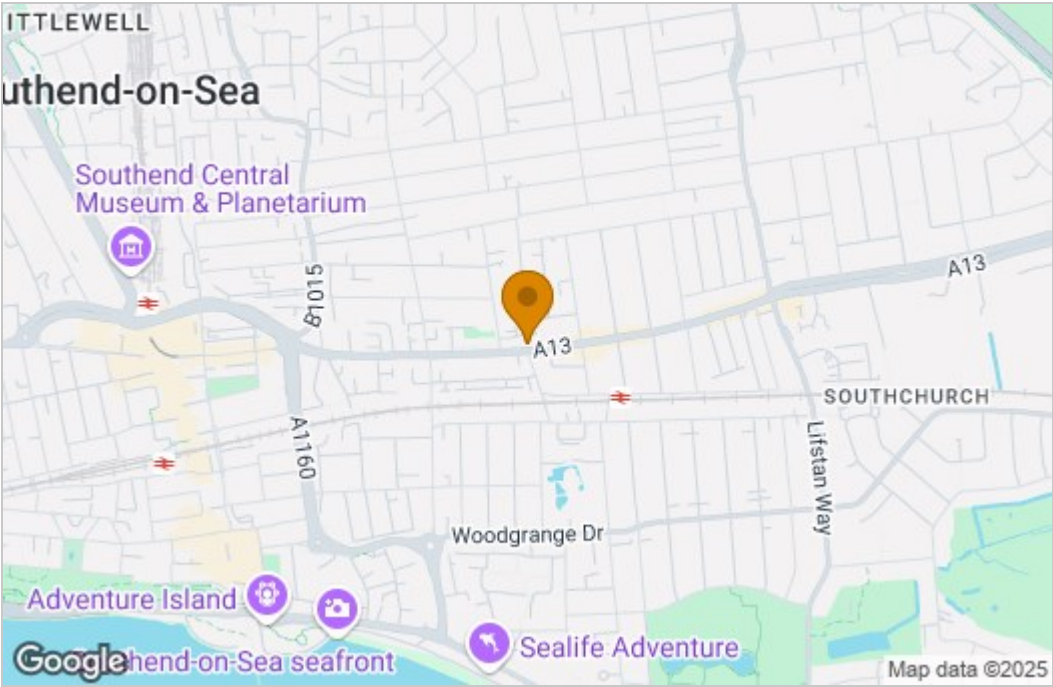


Floor Plan

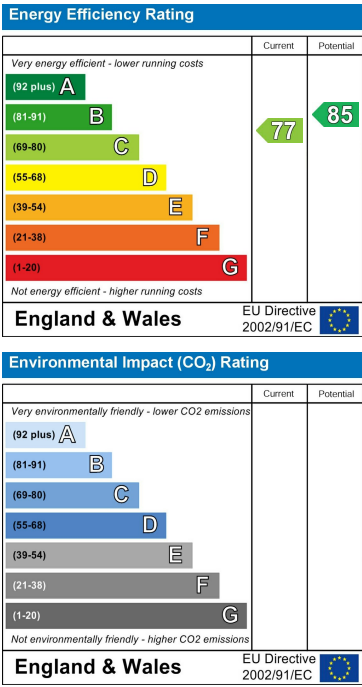
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.