

# Ist Call

SALES AND LETTINGS



**Southchurch Avenue, Southend On Sea, SS1 2RP**

**£185,000**

This well presented two bedroom ground floor apartment is situated in a great location offering easy access to the seafront, city centre and rail stations. Offered with no onward chain the property benefits from a lounge opening onto a modern fitted kitchen, two good sized bedrooms and a bathroom. With double glazed windows and electric heating the property also benefits from off street parking in the residents car park and we would recommend viewing.



### Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with own front door to...

### Entrance Hall

Electric heater, large built in storage cupboard, additional built in airing cupboard housing hot water cylinder, coved ceiling, doors off to...

### Lounge 13'2 x 10'5 (4.01m x 3.18m)



Double glazed window to front, electric heater, coved ceiling, opening to...

### Kitchen/ Breakfast Room 10'9 x 8'8 (3.28m x 2.64m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, breakfast bar, tiled splashbacks, laminate wood flooring, coved ceiling, double glazed window to front...

### Bedroom 1 10'11 x 10'6 (3.33m x 3.20m)



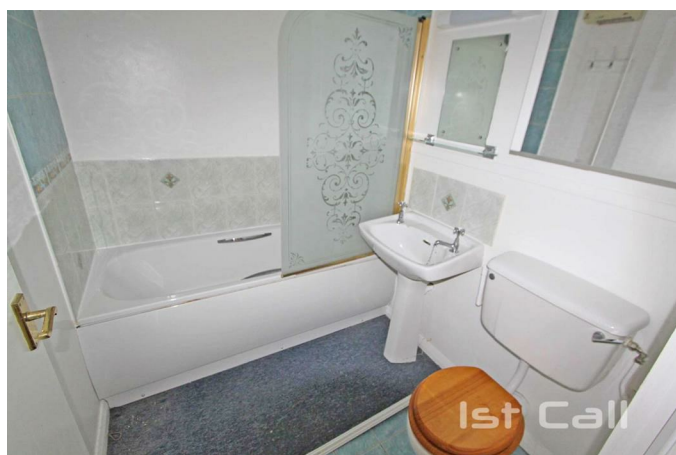
Double glazed window to rear, electric heater, range of fitted wardrobe cupboards, coved ceiling...

### Bedroom 2 10'11 x 7' (3.33m x 2.13m)



Double glazed window to rear, electric heater, range of fitted wardrobe cupboards, coved ceiling...

### Bathroom



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., tiled splashbacks, wall mounted electric fan heater, extractor fan, coved ceiling...

## Externally



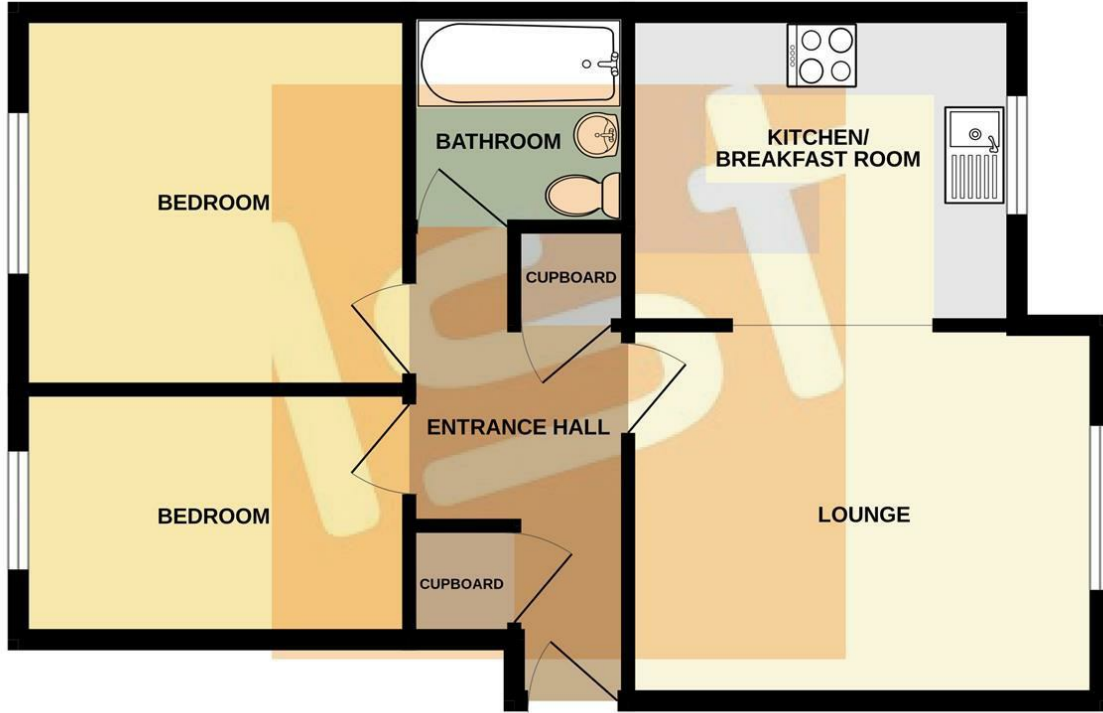
Allocated off street parking space in residents car park to rear...

## Leasehold Information

We understand that the property benefits from 99 years remaining lease term with an annual Ground Rent of £100 and the Service Charge equates to £123 per month which includes the Buildings Insurance premium....

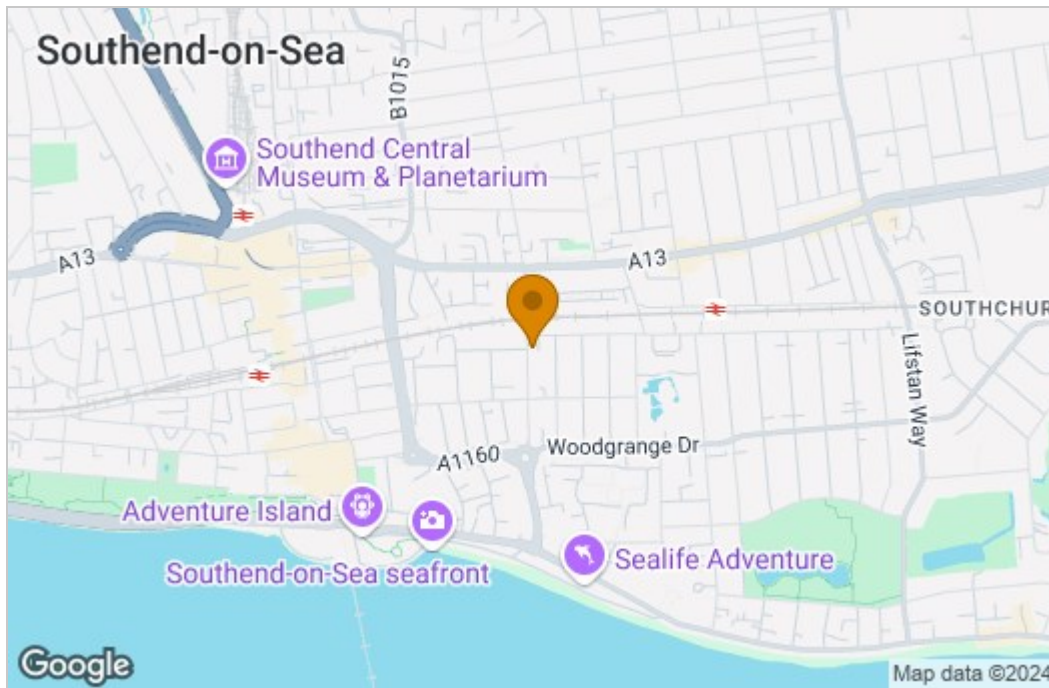
# Floor Plan

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

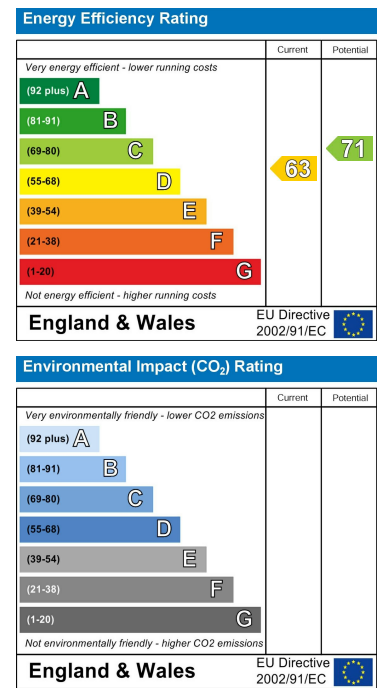


TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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.

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