

# Ist Call

## SALES AND LETTINGS



**Queens Road, Southend-On-Sea, SS1 1PZ**

**£170,000**

Making an ideal first time purchase or rental investment, this one bedroom first floor flat is offered with no onward chain and is situated in a great location offering easy access to the city centre, rail stations and the seafront. Well presented throughout and offering a spacious lounge, one double bedroom as well as a modern fitted kitchen and bathroom, we would recommend an internal viewing.



### Accommodation Comprising

Front door leading to communal entrance with staircase to first floor landing, own front door to...

### Lounge 15'7 x 9'5 (4.75m x 2.87m)



Double glazed window to front, wall mounted electric heater, built in storage cupboard, coved ceiling, door to bedroom, opening to...



### Kitchen 10'3 x 5'7 (3.12m x 1.70m)



Range of modern fitted white base units with complementing 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

further appliance, matching wall mounted units, laminate flooring, smooth plastered coved ceiling with inset spotlights...

### Bedroom 10'1 x 8'7 (3.07m x 2.62m)

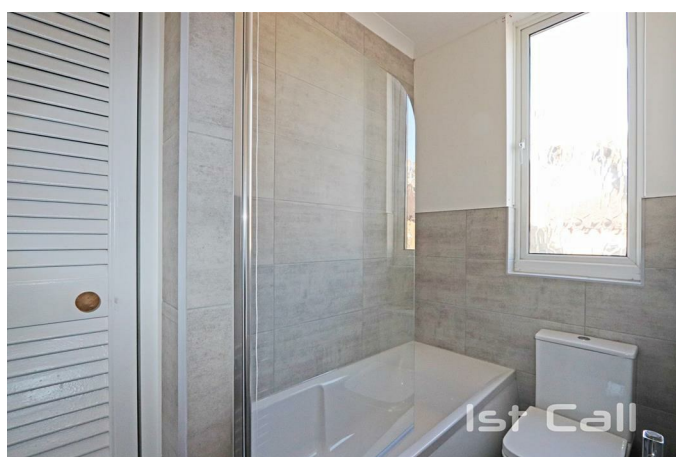


Double glazed window to front, wall mounted electric heater, coved ceiling, door to...

### Bathroom 9'4 x 4'5 (2.84m x 1.35m)



Modern white suite comprising panelled bath with electric shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, built in airing cupboard housing hot water cylinder, smooth plastered coved ceiling with inset spotlights, obscure double glazed window to front...

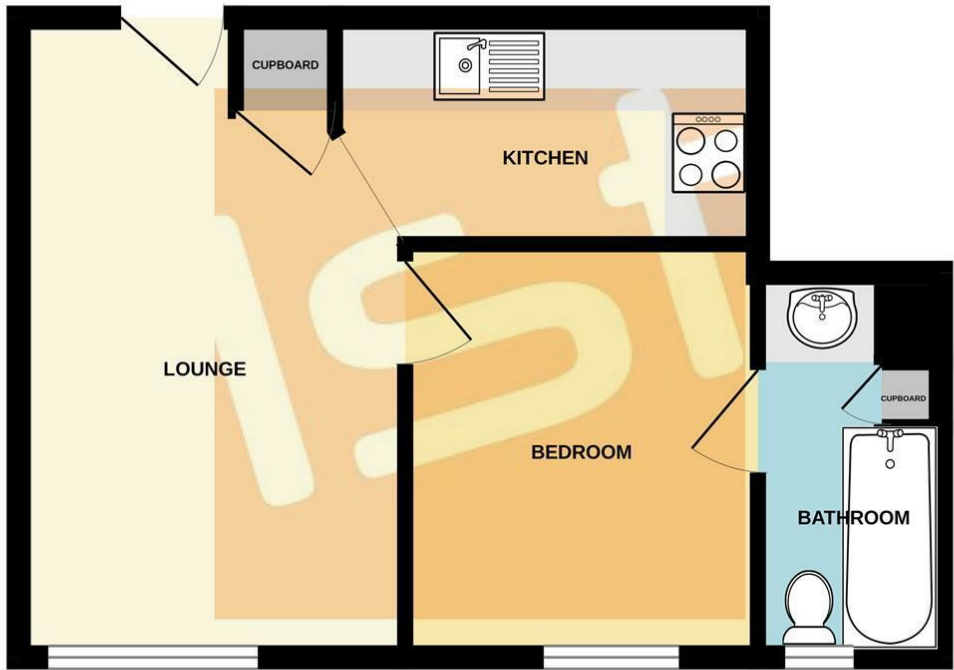


### **Agents Note**

The property is located within a Residents Parking Zone with annual permits available from the Local Authority from £18.50. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit/1>

Floor Plan

FIRST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

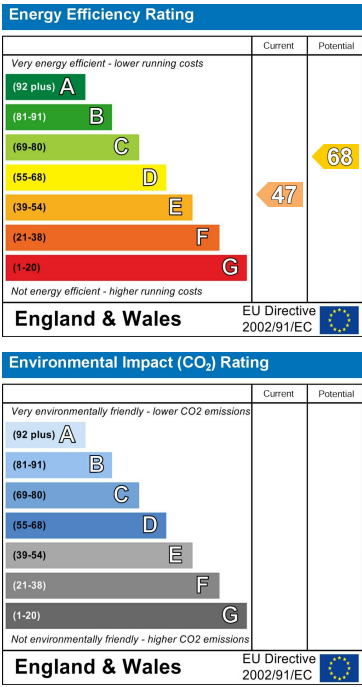


TOTAL FLOOR AREA : 319 sq.ft. (29.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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