

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 84, Highbanks, Southchurch Avenue, Southend-on-Sea, SS1 2HZ



Guide Price:
£240,000 - £250,000

A contemporary modern second floor apartment having a balcony, two good size bedrooms, large lounge/kitchen/diner, bathroom, en suite and two allocated parking spaces. Situated in a central location close to local shops and amenities and only a five minute stroll from railway station to London, Fenchurch Street; ten minute walk to Southend High Street and five minutes from Seafront.

VIEWING HIGHLY RECOMMENDED.

Council Tax Band: C. EPC Rating: B. Our Ref: 20219.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via secure entrance with entry phone system to communal entrance hall. Lifts and stairs to all floors.

SECOND FLOOR ACCOMMODATION

Entrance door to property.

ENTRANCE HALL

Radiator. Storage cupboard. Wood effect flooring. Plastered ceiling. Doors to bedrooms one, two, bathroom and lounge/kitchen/diner.



BEDROOM ONE 17' 2" x 11' 2" (5.23m x 3.4m)

uPVC double glazed window to front aspect. Built in wardrobes with sliding doors. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

A three piece suite comprising shower, wash hand basin and close coupled wc. Towel rail radiator. Part tiled walls. Tiled walls. Plastered ceiling with downlights. Extractor fan.



BEDROOM TWO 11' 6" x 9' 2" (3.51m x 2.79m)

uPVC double glazed window looking onto the balcony. Radiator. Plastered ceiling.



BATHROOM 7' 9" x 6' (2.36m x 1.83m)

A three piece suite comprising panelled bath, wash hand basin and close coupled wc. Towel rail radiator. Plastered ceiling with downlights. Part tiled walls. Tiled flooring.



LOUNGE/KITCHEN/DINER 22' 9" x 14' 5" (6.93m x 4.39m)

KITCHEN AREA (TO THE RIGHT)

A range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Splash backs. Zanussi oven. Electric hob with extractor fan. Integrated washing machine, tumble dryer and fridge freezer. Boiler. Plastered ceiling with downlights. Wood effect flooring.



LOUNGE/DINER (TO THE LEFT)

Two uPVC double glazed windows to side aspect. Radiator. Plastered ceiling with downlights. Continuation of wood effect flooring. uPVC double glazed sliding doors to **BALCONY**. A long glass fronted balcony.



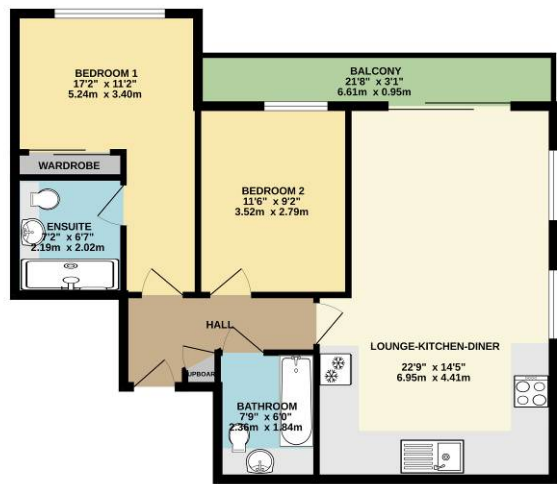


EXTERIOR.

A gated front garden which is laid to lawn with stone pathway to the secure front entrance. Access to gated parking area at rear with two allocated parking spaces.

Agents Note:
The vendor advises:
 Lease : 115 years to remain.
 Service Charge : £2,500 per annum.
 Ground Rent : £350 per annum.
 Buildings Insurance : £272 per annum.
 Managing Agent : Ringley.

GROUND FLOOR
 705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
 Information should be taken to ensure the accuracy of the figures contained in this document.
 All dimensions, measurements and areas are approximate and are not intended to be used for any purpose other than for information only. The figures are not intended to be used for any other purpose.
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Consumer Protection from Unfair Trading Regulations 2008.
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.