

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Central Avenue, Southend-on-Sea, SS2 4DZ



£210,000

Situated in a popular area of Southend is this ground floor flat with a south facing rear garden and parking. Having a large lounge, large kitchen and large bedroom.

Close to local shops and amenities.

Council Tax Band: A. EPC Rating: D. Our Ref: 20427.

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Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Under stairs storage housing boiler. Radiator. Wood effect laminate flooring. Plastered ceiling with downlights. Doors to lounge, kitchen and bedroom.



LOUNGE 14' 8" x 13' 1" (4.47m x 3.99m)

uPVC double glazed bay window to front aspect. Fireplace. Plastered ornate ceiling. Wood effect laminate flooring.



BEDROOM 12' 12" x 11' 2" (3.96m x 3.4m)

uPVC double glazed part bay window to rear aspect. Built in wardrobes. Plastered ornate ceiling. Wood effect laminate flooring.



KITCHEN 12' 4" x 11' 3" (3.76m x 3.43m)

uPVC double glazed window to side aspect. Door to rear garden. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Space and plumbing for washing machine. Freestanding cooker to remain. Extractor fan. Wood effect laminate flooring. Door to bathroom.



SHOWER ROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising shower enclosure with sliding door, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls. Tiled flooring.



EXTERIOR.

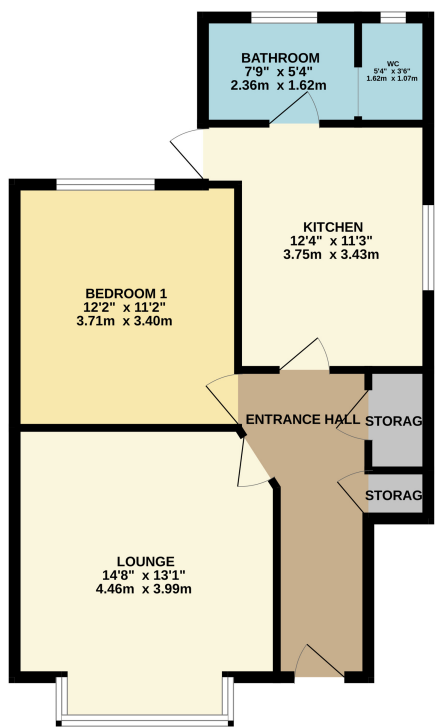
The REAR GARDEN is south facing and measures approximately 50ft (15.24m) commencing with patio area. Laid to lawn. Decking area to rear of garden. Shed. Gate providing access to front.



The FRONT has off street parking.

Agents Note:
Lease: 90 years.
Ground Rent: £100 per annum.
Service Charge: £120 per annum.
Managing Agents: Pier Management - Collect through Cedric Managers.

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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