



home.

Guide Price

£175,000

Southchurch Avenue, Southend-On-Sea

36 High Banks Southchurch Avenue, Southend-On-Sea, Essex, SS1 2HZ

Home Of Leigh are delighted to offer for sale this gorgeous fifth floor apartment, situated in a popular residential block which comes with secure allocated parking and wonderful views of the surrounding area towards the Thames Estuary.

The accommodation comprises; entrance hall, a spacious open plan lounge & kitchen area with integrated appliances, a double bedroom with fitted wardrobes and a modern three piece bathroom suite.

Externally the property offers secure, allocated parking for one vehicle.

Situated in a convenient and central location on Southchurch Avenue, Southend On Sea, this wonderful apartment is perfectly located for the town centre and it's array of shopping facilities along with Southend East Railway Station also being close at hand and giving direct access to London Fenchurch Street.

A great first time purchase or buy to let investment opportunity.



Accommodation Comprises:

The property is approached secure video entry system into well maintained communal areas with stairs and lift access to all floors.

Entrance Hall: 11'1 x 4'2

Wood flooring with under floor heating, built-in storage cupboard, smooth plastered ceiling, doors to:

Open Plan Lounge & Kitchen: 21'1 (reducing to 15'6) x 10'7

A bright and airy west facing room with two double glazed windows to side aspect, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlighting. The kitchen area is fitted to include a modern sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, integrated fridge and separate freezer, appliance space and plumbing for washing machine and slimline dishwasher, wood flooring with under floor heating.



Externally

Parking Facilities:

The property benefits from secure allocated parking for one vehicle.

Leasehold Information:

The property is being sold as Leasehold.
There are 117 years remaining on the lease.
Ground Rent is £300 p/a.
Buildings Insurance £300 p/a.
Service Charge Approx £1,400 p/a.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



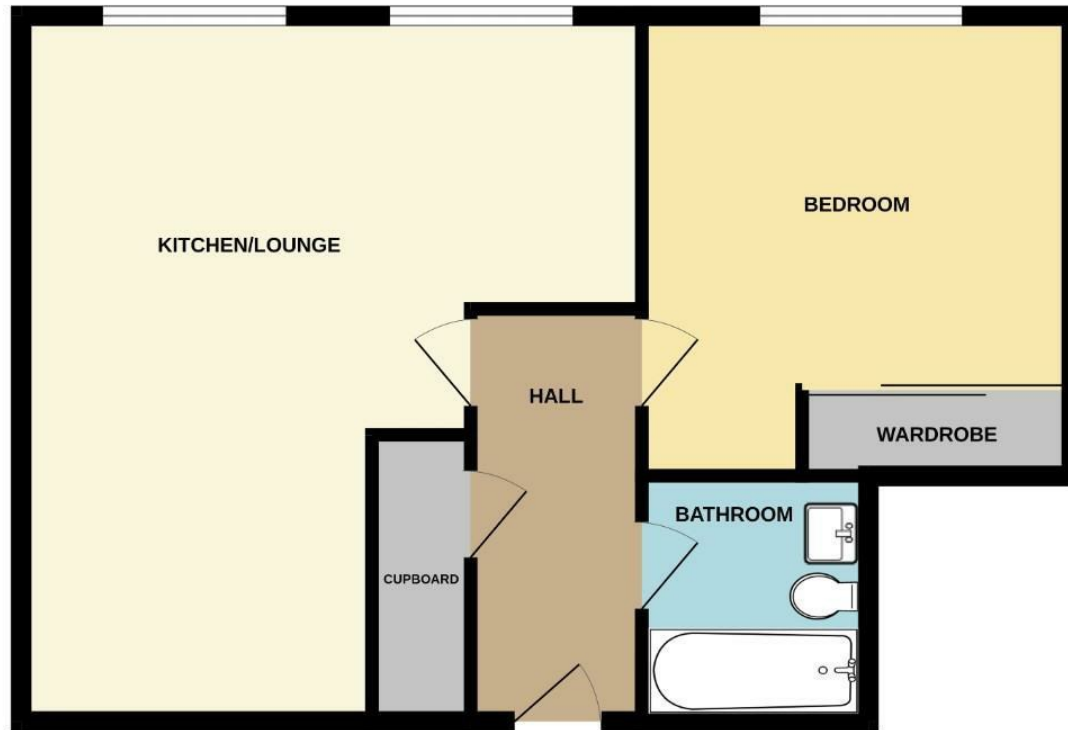
Bedroom: 14'2 x 11'3

Double glazed window to side aspect with views towards the Thames Estuary, carpeted, range of fitted floor to ceiling mirror fronted wardrobes, electric wall mounted heater.

Bathroom: 7'6 x 6'5

Modern three piece suite comprising; bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.