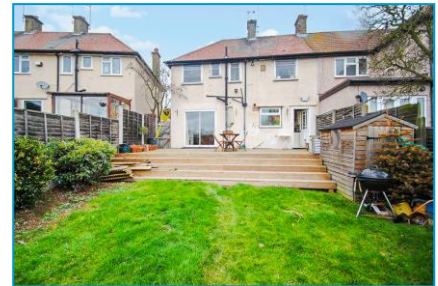




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## York Road, Southend-On-Sea



**Morgan Brookes believe** - This is a fantastic investment opportunity, with 3 apartments and 2 studios within this semi-detached house, currently tenanted with a monthly income of £3,295 pcm. This is a freehold property, with each individual apartment having its own titles.

**Our Sellers love** - The properties are located close to Southend Seafront & Town Centre with all its restaurants & bars., providing easy access to two mainline stations into London Fenchurch Street & London Liverpool Street.

### Key Features

- No Onward Chain & Full Freehold.
- Outstanding Investment Opportunity.
- 5 x Separate Flats Sold Together With Full Freehold.
- 3 x Studios Flats + 2 One Bedroom Flats.
- All Of The Properties Are Tenanted.
- Close To Southend Seafront & Town Centre.
- Easy Access To Two Main Line Stations Into London.

**£545,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# York Road, Southend-On-Sea

## Communal Entrance

Door leading to:

## Communal Entrance Hall

Stairs leading to first floor accommodation, smooth ceiling, carpet flooring.

## Flat One- Apartment

287 sq.ft. (26.7 sq.m.) approx.

### Entrance:

Door leading to:

### Entrance Hall:

Smooth ceiling, carpet flooring, doors leading to: Living Room/Kitchen: 12' 3" x 12' 2" (3.74m x 3.70m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, splashback tiling, smooth ceiling, carpet flooring.

**Bedroom:** 8' 8" x 12' 2" (3.70m x 2.63m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

### Shower Room:

Shower cubicle, raised shower system, wash hand basin, low level W/C, tiled walls, tiled flooring.

## Flat Two- Studio

253 sq.ft. (23.5 sq.m.) approx.

### Entrance:

Opening to:

**Living Room/Bedroom:** 14' 6" x 10' 7" (4.43m x 3.23m)

Double glazed bay window to side aspect, radiator, combi boiler, smooth ceiling, wood effect flooring.

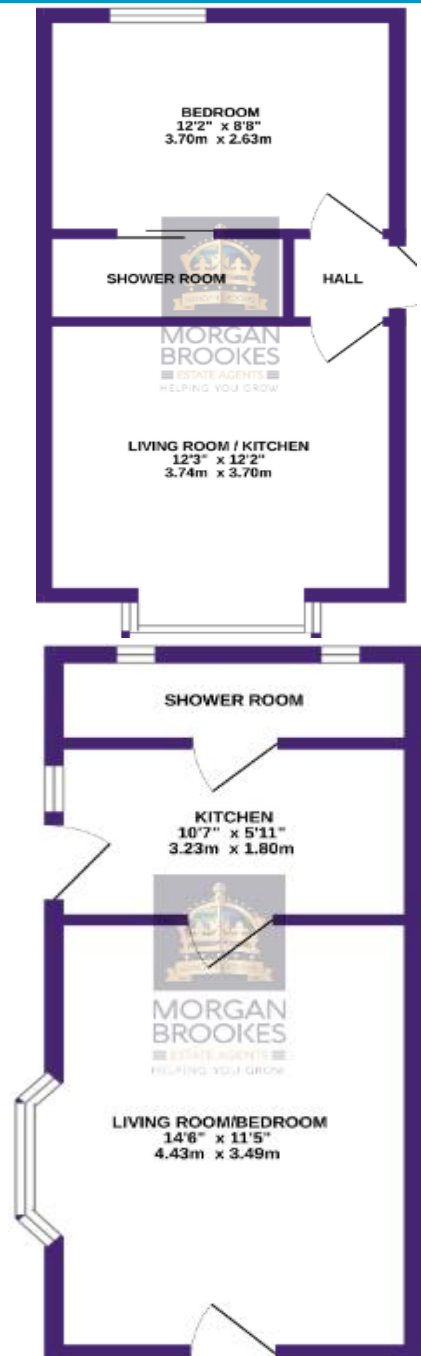
**Kitchen:** 5' 11" x 10' 7" (1.80m x 3.23m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, splashback tiling, smooth ceiling, laminate flooring, door leading to side aspect.

**Shower Room:** Double glazed window to rear aspect, shower cubicle, raised shower system, wash hand basin, low level W/C, tiled walls, smooth ceiling, laminate flooring.

### Bathroom:

Obscure double glazed window to side aspect, panelled bath, raised shower system, wash hand basin, low level W/C, smooth ceiling, laminate flooring.



01268 755626

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£545,000

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**First Floor Landing**

Stairs leading to second floor accommodation, smooth ceiling, carpet flooring, doors leading to:

**Flat Three- Apartment**

338 sq.ft. (31.4 sq.m.) approx.

**Entrance:**

Opening to:

**Living Room/Kitchen:**

17' 11" x 10' 10" (5.47m x 3.30m)

Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven with extractor fan over, four point gas hob, splash back tiling, smooth ceiling, part tiled flooring, remainder carpet flooring.

**Bedroom:**

12' 3" x 6' 10" (3.74m x 2.07m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

**Bathroom:**

Obscured double glazed window to side aspect, panelled bath, shower screen, raised shower system, wash hand basin, low level W/C, part tiled walls, smooth ceiling, laminate flooring.

**Storage cupboard:**

Smooth ceiling, carpet flooring.

**Flat Four- Apartment**

218 sq.ft. (20.3 sq.m.) approx.

**Entrance:**

Opening to:

**Living Room:**

12' 3" x 11' 11" (3.74m x 3.37m)

Double glazed bay window to rear aspect, smooth ceiling, carpet flooring.

**Kitchen:**

4' 11" x 4' 7" (1.50m x 1.40m)

Fitted with a range of base & wall mounted units incorporating stainless steel sink & drainer, integrated oven with extractor fan, four point gas hob, combi boiler, space & plumbing for appliances, part tiled walls, smooth ceiling, wood effect flooring.

**Bathroom:**

Obscure double glazed window to side aspect, panelled bath, raised shower system, wash hand basin, low level W/C, smooth ceiling, laminate flooring.

**Flat Five- Studio**

243 sq.ft. (22.6 sq.m.) approx.

**Entrance:**

Opening to:

**Living Room/Bedroom:**

12' 6" x 11' 4" (3.81m x 3.95m)

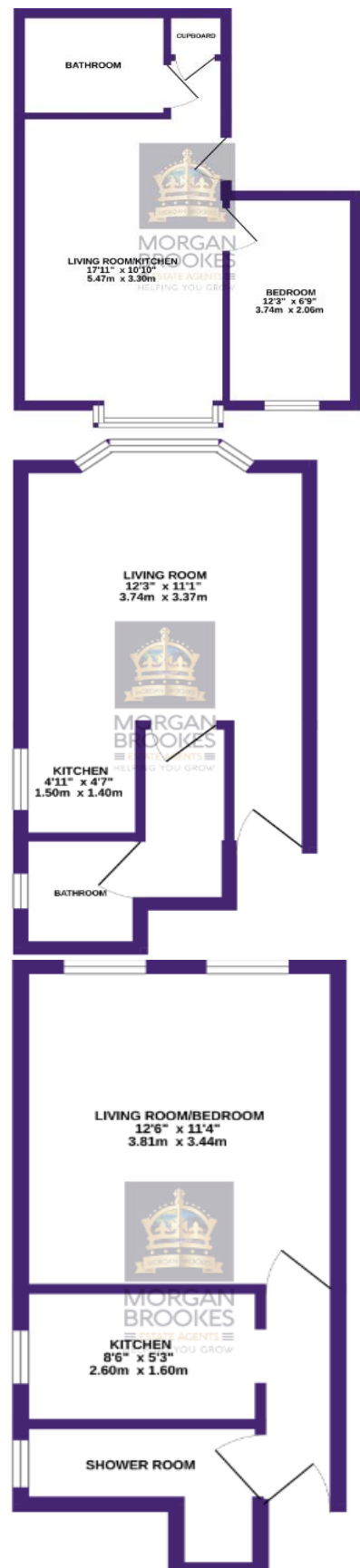
Double glazed window to front aspect, smooth ceiling, carpet flooring.

**Kitchen:**

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven with extractor fan, four point gas hob, space & plumbing for appliances.

**Shower Room:**

Obscure double glazed window to side aspect, wash hand basin, low level W/C, extractor fan.



**Currently Tenanted and Rented at:**

Flat 1- £675 pcm.

Flat 2- £675 pcm.

Flat 3- £675 pcm.

Flat 4- £625 pcm.

Flat 5- £595 pcm.

The property is sold as a **Freehold**, with each apartment having individual lease lengths, ground rent and service charges. (TBC)

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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