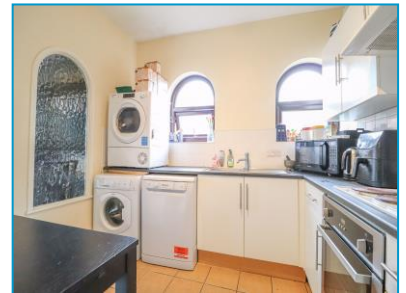




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Marks Court, Southend-On-Sea



Morgan Brookes believe – This superb second floor apartment is situated in the heart of Southend-On-Sea on the flourishing Marks Court complex, boasting two double bedrooms, modern kitchen, spacious living room, and a three piece bathroom suite. Externally, the property offers off-street parking and communal gardens.

Our Sellers love – That the apartment is just a short walk away from Southend City Centre, Southend Central & Southend Victoria Mainline Stations, within close proximity to local shops, restaurants and bars, as well as the sea-front!

Key Features

- Spacious Second Floor Apartment.
- Two Great-Sized Bedrooms.
- Modern Kitchen & Spacious Living Room.
- Three-Piece Bathroom Suite.
- Ground Floor Storage Facilities & Loft Available.
- Communal Garden & Allocated Parking.
- Short Walk To The Seafront And Mainline Station.
- Call Morgan Brookes Today.

**Guide Price £180,000 -
£190,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Marks Court, Southend-On-Sea

Communal Entrance

Glazed panelled door leading to:

Communal Hallway

Stairs leading to apartment entrance, built in storage areas, post boxes, intercom system, glazed panelled door leading to communal garden.

Private Entrance

Panelled door leading to:

Private hallway

7' 8" nt 3' 2" x 5' 10" nt 3' 2" (2.34m x 1.78m)

Obscure glazed window to side aspect, built in storage areas, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Kitchen

11' 8" x 9' 8" (3.55m x 2.94m)

Double glazed windows to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point electric hob with extractor over, fitted oven, space & plumbing for appliances, wall mounted fuse box, storage heater, splashback tiling, tiled flooring, opens to:

Living Room

14' 5" x 11' 8" (4.39m x 3.55m)

Double glazed windows to side aspect, storage heater, coving to ceiling, carpet flooring.

Bedroom 1

13' 5" x 8' 8" (4.09m x 2.64m)

Double glazed windows to side aspect, fitted wardrobe, storage heater, coving to ceiling, carpet flooring.

Bedroom 2

13' 5" x 6' 11" (4.09m x 2.11m)

Double glazed window to side aspect, storage heater, coving to ceiling, carpet flooring.

Family Bathroom

7' 7" x 6' 5" (2.31m x 1.95m)

Obscure double glazed window to side aspect, panelled bath with raised shower system over, wash hand basin, low level W/C, tiled walls, tiled flooring.

Parking

Allocated parking spaces for two vehicles, visitor parking available.

Communal Gardens

Paved seating area, mainly laid to lawn.

Additional Information

Council Tax Band: C

Length Of Lease: 87 Years.

Service Charges: £1,106 PA.

Ground Rent: £580 PA.

Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: C

01268 755626

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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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.