



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Harcourt Avenue, Southend-On-Sea



Morgan Brookes believe - This good size two bedroom ground floor apartment is an ideal purchase for first-time buyers or investors. Offered with no onward chain and a share of the freehold.

Our seller loves – The huge private rear garden, parking and easy access to Town Centre and train station.

Key Features

- Two Bedroom Ground Floor Apartment.
- Close To The Westborough School.
- Own Private Rear Garden.
- Shared Parking.
- Close To Town Centre & Train Station.
- No Onward Chain.
- Share of Freehold.

**Offers in Excess of
£220,000**

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morganbrookes.co.uk

Harcourt Avenue, Southend-On-Sea

Communal Entrance

Wood panelled door with stained glass window leading to:

Communal Hallway

5' 11" x 5' 6" (1.80m x 1.68m)

Lino flooring.

Private Entrance

Wood panelled door leading to:

Entrance Hallway

28' 6" x 5' 5" NT 2' 7" (8.68m x 1.65m)

Under stairs storage area, radiator, carpet, doors leading to:

Kitchen / Diner

12' 2" x 11' 6" (3.71m x 3.50m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, fitted oven, space and plumbing for appliances, roll top work surfaces incorporating four point gas hob and extractor over, one and a half sink and drainer unit, splash back tiles, radiator, double glazed panelled door to side aspect.

Living Room

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window to side aspect, radiator, wood effect flooring, double glazed French doors leading to private rear garden.

Bedroom 1

14' 11" (Into Bay) x 10' 3" NT 9' 2" (4.54m x 3.12m)

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

Bedroom 2

8' 0" x 7' 0" (2.44m x 2.13m)

Double glazed window to side aspect, radiator, carpet flooring.

Bathroom

8' 8" x 4' 11" (2.64m x 1.50m)

Obscure double glazed window to side aspect, panelled bath, raised shower system and shower screen, pedestal hand basin, low level W/C, radiator, extractor fan, complimentary tiled walls.

Private Rear Garden

Paved entertaining area, gravel area, path leading to rear section of garden, trees and shrubs, mostly laid to lawn, shed to remain, gated side access.

Front Of Property

Path leading to front door and shared path surrounding property with gate leading to private rear garden.

Shared Parking

Shared off road parking.

Additional Information

Council Tax Band: B

Length Of Lease: New 125 Years (Being created in 2024)

Share Of Freehold Included

Service Charge: TBC

Ground Rent: TBC

Ground Rent & Service Charge Reviewed: TBC

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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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Local Authority Information
Southend-On-Sea Borough Council
Council Tax Band: B

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.