



HAIR & SON

Maldon Road

Southend-on-Sea

- FIRST FLOOR FLAT
- ONE BEDROOM
- RECENTLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- DOUBLE GLAZING AND GAS CENTRAL HEATING



£165,000

Hair & Son are pleased to market this well refurbished modern one bedroom first floor flat in the heart of Southend-On-Sea within walking distance to Southend Victoria train station and Southend City Centre.





Hair & Son are delighted to bring to market this refurbished one bedroom first floor flat in the heart of Southend-On-Sea, which is within walking distance to Southend City Centre, as well as Southend Victoria train station which has direct links to London Liverpool Street. This position allows for ideal convenience for commuters, as well as for those who would like quick access to the city centre.

The property is situated on the first floor of the block, and has recently been updated by the current vendor, giving a completely modern feel.

The property is accessed via a communal entrance, and then via your own front door. This then leads to the first floor.

Each room seamlessly flows from the hallway. The lounge is found at the front of the property and features a bay fronted window which gives ample light into the room.

The main double room measures 11'2 x 8'2.



The bathroom has been decorated to a high standard and comprises of a low level w/c, a wash hand basin as well as a bathtub with an overhead shower attachment.



The modern fitted kitchen is found at the rear of the property, tastefully completed it features base and eye level units with part tiled walls. A oven, hob and extractor can be found, as well as the corner cupboard that houses the combi boiler.

The property is offered with a long lease of 145 years, and brought to the market with vacant possession, therefore no onward chain.

Maldon Road offers permit parking for its residents.

HALLWAY

LOUNGE

14' 1" x 11' 5" (4.29m x 3.48m)

BEDROOM

11' 2" x 8' 10" (3.4m x 2.69m)

BATHROOM

KITCHEN

11' 0" x 9' 3" (3.35m x 2.82m)

TENURE

LEASE - 145 YEARS REMAINING

EPC - BAND D

COUNCIL TAX BAND - A (SOUTHEND-ON-SEA)

GROUND RENT - £200 PER ANNUM

BUILDINGS INSURANCE £432 (2025 - 2026)

ANNUAL MANAGEMENT FEE £90



First Floor
Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 46.1 sq. metres (496.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Maldon Road

Regulated by RICS

t. 01702 34 11 77

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www.hairandson.co.uk

Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

