



Toledo Road, Southend-on-Sea Price Guide £145,000 Leasehold

- TWO BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO SOUTHEND CITY CENTRE
- CORNER PROPERTY BETWEEN TOLEDO ROAD AND QUEBEC AVENUE
- 160 YEAR LEASE
- NEWLY DECORATED TOP FLOOR FLAT
- LOW YEARLY CHARGES
- PERFECT FOR INVESTORS OR FIRST TIME BUYERS
- NO ONWARD CHAIN
- CLOSE TO SOUTHEND SEAFRONT





A two bedroom top floor apartment situated at the end of Toledo Road on the corner of Quebec Avenue, located close to Southend City Centre and all its amenities, including its train stations that provide direct links to London.

Providing accommodation that consists of two bedrooms, a kitchen and bathroom. Externally the property has one demised parking space.

We believe this would be a great purchase for those who are looking to get on the property ladder or investors.

Offered to the market with vacant possession as well as a 160 year lease.

HALL

LOUNGE

14'3" x 13'9"

KITCHEN

11'9" x 11'6"

BEDROOM ONE

12'9" x 10'8"

BEDROOM TWO

12'0" x 7'9"

BATHROOM

OFF ROAD PARKING

TENURE

LEASE REMAINING - 160 YEARS

GROUND RENT - £100 PER ANNUM

EPC - D

COUNCIL TAX BAND - A

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Local Authority **Southend on Sea Borough Council**
Council Tax Band **A**
EPC Rating **D**



Sales Office

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