



## The Broadway

Thorpe Bay, Southend-on-Sea

- SECOND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN WITH WORKTOPS AND CUPBOARDS

**Guide Price £250,000**

\*\*NEW LEASE ON COMPLETION\*\* Second floor purpose built flat with two double bedrooms. The property has the benefit of gas central heating and double glazed. Located above shops on the popular Thorpe Bay Broadway shopping centre. Thorpe Bay seafront and railway stations are nearby amenities.





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#### **LANDING**

External stairs to first floor flat roof area with door to flat and stairs up to second floor accommodation. Landing with built in storage cupboard. Glazed door to hall.

#### **SQUARE HALL**

Built in storage cupboard. Radiator.

#### **LOUNGE**

17' x 12' (5.18m x 3.66m) Double glazed windows to front. Radiator. Glass partition and glazed door to kitchen.



## **KITCHEN**

15' 5" x 6' 4" (4.70m x 1.93m) Range of worktops and cupboards. Central heating timer. Built in cupboard. Double glazed window to rear. Extractor fan. Plumbing for washing machine.

## **BEDROOM ONE**

13' 9" x 11' 8" (4.19m x 3.56m) Double glazed windows to front. Radiator.

## **BEDROOM TWO**

11' 7" x 11' 8" (3.53m x 3.56m) (max) Double glazed window to rear. Radiator.

## **BATHROOM/WC**

White suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Half tiled walls. Obscure double glazed window to rear. Radiator.

## **TENURE**

NEW LEASE ON COMPLETION

GROUND RENT - £0

SERVICE CHARGE - £0

COUNCIL TAX - B

EPC - D



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.

## First Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



## Ground Floor

Approx. 2.0 sq. metres (21.7 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

Regulated by RICS

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