



Woodgrange Drive

Southend-on-Sea

- AMAZING SIZE
- OFF ROAD PARKING
- EXCEPTIONAL OPEN PLAN LIVING ROOM
- MODERN FITTED KITCHEN



Guide Price £180,000

****VACANT POSSESSION**** ****ONE OF SIX AVAILABLE FLATS IN WOODGRANGE DRIVE**** NEW 199 Year lease. Fantastic size and complimented with double glazing and gas central heating. Great location for access to Southend Centre. Exceptional 25' open plan living room with a modern fitted kitchen, separate family bathroom and a rather special 20' main bedroom. Perfect for FTB'S





AGENTS NOTES

First time buyers do not miss this one !!

Fantastic size rooms and all very nicely presented with double glazing and gas central heating. Situated in an ideal position for access to Southend and the seafront.

Internally there is a remarkable 20' main bedroom complimented with a 25'6 open plan living room with a built in modern kitchen. Separate modern bathroom.

New 199 year lease.



HALLWAY

LIVING ROOM/KITCHEN

25' 7" x 10' 10" (7.8m x 3.3m)

BEDROOM

20' 6" x 12' 9" (6.25m x 3.89m)

BATHROOM

PARKING

GARDEN

TENURE

LEASE - 199 YEARS REMAINING

COUNCIL TAX BAND - B

EPC - TBC

PEPPERCORN GROUND RENT

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.



Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)

Regulated by RICS

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