

McRae's

Boston Avenue, Southend-on-sea, Essex. SS2 6JD

**2 Bedroom Apartment With Top Floor Views...
Chain Free With A Garage En Bloc To The Rear...**



Guide Price £229,995 Leasehold

Situated on the top floor of this charming purpose-built development, this spacious, chain free 2 bedroom apartment features a hallway, a lounge, a fitted kitchen, a bathroom, a storage/airing cupboard plus views across the neighbourhood! The property also includes a security entry phone system, that leads into the well-kept internal hallways serving the individual flats. The buildings attractive red brick facade is complemented by the neatly maintained communal grounds (front and rear) and externally, to the side, is shared access to the rear Garage En Bloc. Additionally, there's plenty of potential to personalise this bright and modern apartment, and further benefits include a long lease, easy and convenient access to the local shops, schools, as well as the the popular town centre. Southend's Victoria and Central train stations are both in easy distance, together with various other transport links, making this flat an ideal purchase for both owner-occupiers and investors alike.

Local Authority: Southend On Sea Council - EPC Rating: D -Council Tax: Band B

Entrance

Front communal grounds that lead up to the communal entrance door with a security entryphone system. Shared side access to the rear of the block.

Hallway (13' 03" x 7' 06") or (4.04m x 2.29m)

Laminate flooring, a wall mounted security entryphone and cupboard (housing the electric meter), a single radiator, a full length storage cupboard with internal shelving, a hatch to the loft space and doors to each room off.

Lounge (15' 05" x 11' 04") or (4.70m x 3.45m)

Laminate flooring, a double radiator, an air vent, space for a feature fireplace surround, plus a double glazed window to the rear elevation, providing a nice skyline view of the local neighbourhood.

Kitchen (8' 04" x 10' 09") or (2.54m x 3.28m)

Tiled flooring, a range of fitted wall and base cupboards, part tiled walls, space for a full length fridge freezer, pull out drawers, a four ring gas hob with over head heat extractor and electric oven beneath, plumbing provision for automatic washing machine, ample worktop space, a single sink unit with mixer tap, a full length cupboard (currently housing the boiler and gas meter) with storage shelving inside plus double glazed windows to the rear elevation.

Storage Cupboard (3' 02" x 2' 09") or (0.97m x 0.84m)

Bedroom 1 (15' 09" x 8' 09") or (4.80m x 2.67m)

Laminate flooring, built-in wardrobes, double radiator, and double glazed windows to the side and front elevation.

Bedroom 2 (10' 09" x 8' 09") or (3.28m x 2.67m)

Built-in wardrobes together with a double radiator and double glazed windows to the front elevation.

Bathroom (8' 09" x 5' 09") or (2.67m x 1.75m)

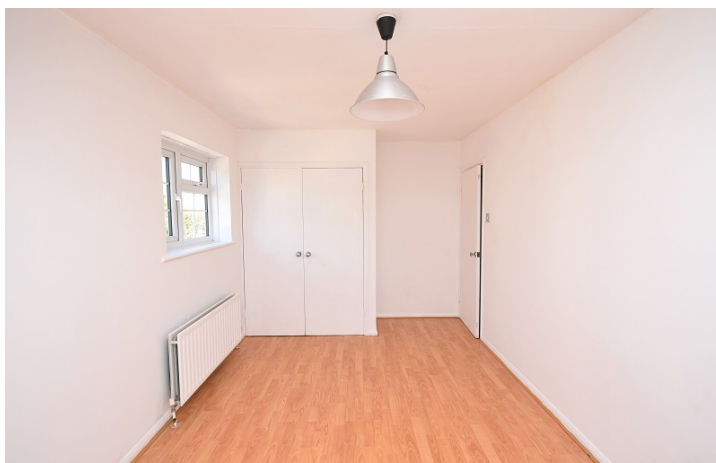
Part tiled walls, a low flush WC, a pedestal hand wash basin with separate taps, tiled flooring, a wall mounted toiletry cupboard with shelf beneath, a panel bath with clear shower screen, a wall mounted electric shower with an overhead shower spray, together with a frosted double glazed window to the side elevation.

Garage En Bloc (17' 08" x 8' 03") or (5.38m x 2.51m)

Approached via side access with an up and over door.

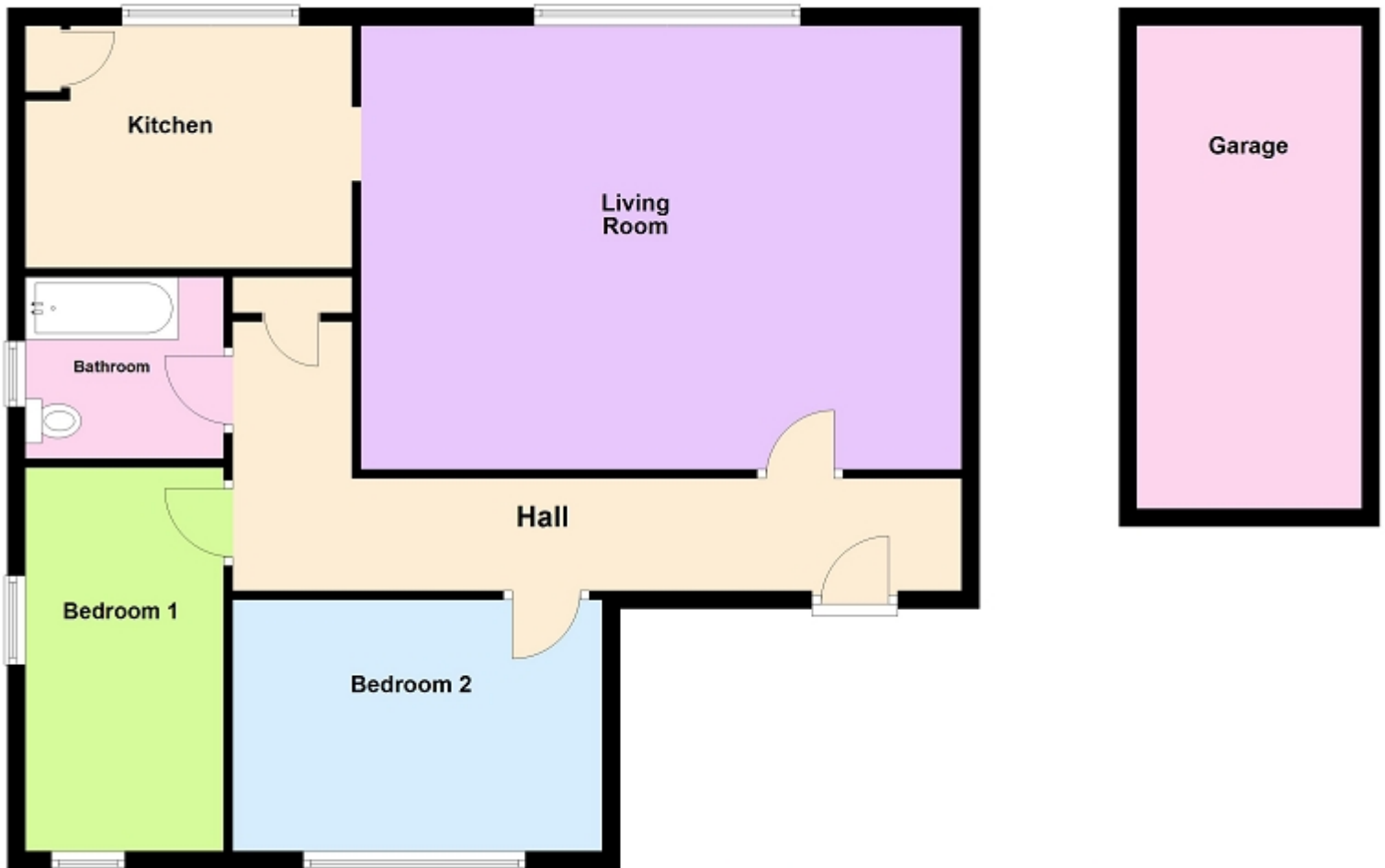
Outside

Well maintained communal grounds to the front and back, with side access to a rear parking space plus a garage en bloc.





Top Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

