

Ist Call

SALES AND LETTINGS



York Road, Southend-On-Sea, SS1 2RU

Guide Price £100,000 - Leasehold

**** CASH OFFERS BETWEEN £100,000 - £110,000 CONSIDERED DUE TO LOW REMAINING LEASE TERM (59 years) **** This one bedroom ground floor flat is situated in a central location offering easy access to Southend town centre, the seafront and rail stations. Offering an open plan lounge/ kitchen, double bedroom and shower room the property can be offered either with vacant possession or as a buy to let investment with a tenant already in place paying £800pcm.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Doors off to...

Open Plan Lounge/ Kitchen 14'11 x 15'1 into bay plus 5'6 x 4'6 (4.55m x 4.60m into bay plus 1.68m x 1.37m)



Lounge Area



Double glazed bay window to front, radiator, laminate wood flooring, open plan to...

Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler (not tested), tiled splashbacks and flooring...

Shower Room



Suite comprising enclosed shower cubicle, vanity wash hand basin, low level W.C., fully tiled walls, extractor fan...

Bedroom 13'5 x 6'6 (4.09m x 1.98m)



Obscure glazed french doors to rear, additional obscure double glazed window to side, radiator, laminate wood flooring...



Leasehold Information

We understand that the property is being sold with a remaining lease term of 59 years...

Important Information & Property Images

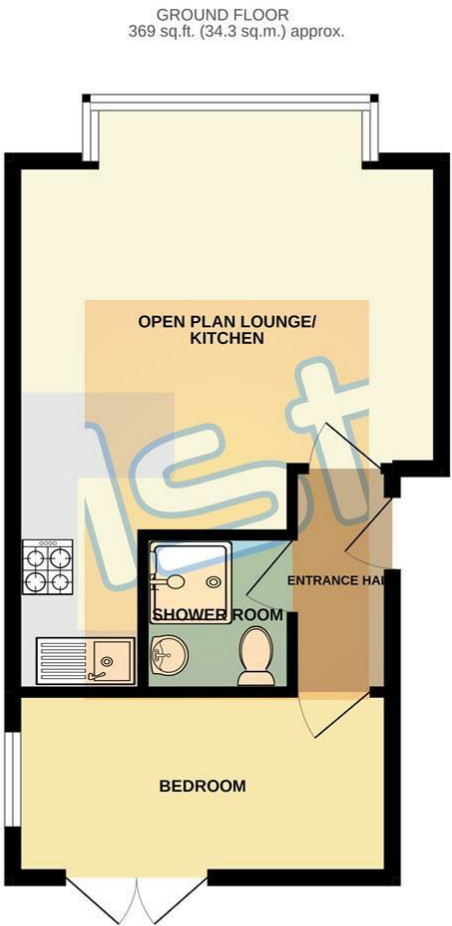
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

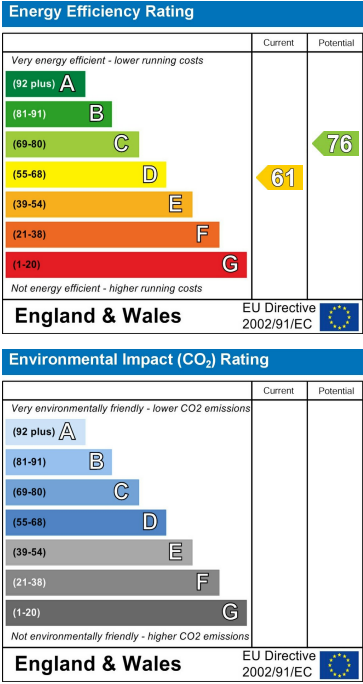


TOTAL FLOOR AREA : 369 sq.ft. (34.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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