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**9/9A Bournemouth Park Road, Southend-On-Sea, SS2 5JQ**

**£330,000**

Sorrell are favoured with instructions to offer for sale this investment opportunity of two self contained flats. The two bedroom first floor flat is let on an assured shorthold tenancy producing £8,880.00 per annum with the one bedroom ground floor being vacant. Further details available on request.

### **Number 9**

Ground floor apartment

Spacious entrance hall, radiator, doors off on to

### **Lounge 20'8" x 10'8" (6.32 x 3.27)**

Double glazed french doors leading on to rear garden, fire place, radiator

### **Kitchen 10'10" x 7'5" (3.32 x 2.27)**

Basic fitted units, sink unit, door through to large lean to with walk in cupboard housing gas combination boiler.

### **Bedroom 15'7" x 12'9" (4.77 x 3.89)**

Double glazed bay window to front, radiator.

### **Bathroom**

Panelled bath with shower over, wash hand basin, double glazed opaque window to side.

### **Separate W.C.**

Opaque glazed window to side.

### **West Backing Rear Garden**

### **Number 9a**

Stairs to first floor landing, radiator, built in cupboard, doors off onto:

### **Lounge/ Kitchen 16'10"ax x 15'6" to bay (5.15max x 4.74 to bay)**

Lounge area.

Double glazed bay window to front, vinly flooring, radiator:

Kitchen area

Laminate flooring, cupboard and draw base units, eye level wall cupboards , rolled top work surface, tiled splash backs, stainless steel sink unit recess for cooker and fridge/ freezer, double glazed window to front:

### **Bedroom One 18'8" x 10'8" (5.70 x 3.26)**

Doubel glazed windows to rear, carpeted, radiator:

### **Bedroom Two 12'3" x 10'11" to alcove (3.74 x 3.33 to alcove)**

Double glazed windows to rear, carpeted, fitted cupboard housing boiler, radiator:

### **Lobby**

Vinly flooring, plumbing for washing machine, double glazed window to side, door through to:

### **Bathroom 8'1" x 7'8" (2.47 x 2.35)**

Opaque double glazed window to side, panalled bath with electric shower over, pedastal wash hand basin, vinyl flooring, tiled splash backs, radiator:

### **Separate wc**

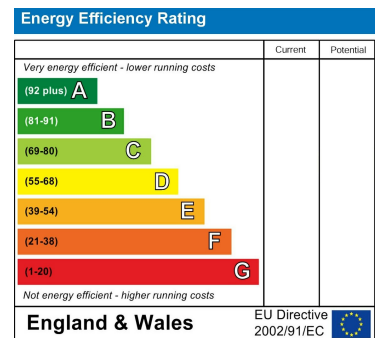
Laminate flooring, part tiled walls, low level wc, opaque double glazed window to side

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.