

405 Skyline Plaza, Southend On Sea, SS2 6BB

MODERN TWO BEDROOM FOURTH FLOOR APARTMENT WITH PARKING IN THE HEART OF SOUTHEND – OPEN PLAN LIVING, SECURE FOB ENTRY, LIFTS TO ALL FLOORS & COMMUNAL BIKE STORAGE.



Price £150,000 Leasehold

TWO BEDROOM APARTMENT

FOURTH FLOOR

MODERN FINISHINGS THROUGHOUT

OPEN PLAN KITCHEN & LIVING AREA

CLOSE PROXIMITY TO TOWN CENTRE AND
BOTH MAINLINE TRAIN STATIONS

SECURE FOB ENTRY SYSTEM

LIFT ACCESS TO ALL FLOORS

ONE ALLOCATED OFF-STREET PARKING SPACE

ACCOMMODATION COMPRISES;

Approached via security entry phone system into:-

COMMUNAL LOBBY

Lift and stairs to all floors. Hardwood entrance door into:-

HALLWAY

Wood effect flooring. Wall mounted video entry phone.

OPEN PLAN LOUNGE/KITCHEN 13'5" (4.09m) x 1'2" (0.36m)

Wood effect flooring. Double glazed windows to side aspect. Wall mounted electric heater. Kitchen area fitted with a range of base and eye level units with roll-edged work surfaces. One and a quarter



bowl sink unit. Built-in electric oven with ceramic hob and stainless steel extractor canopy over. Plumbing for washing machine. Recessed spotlights to ceiling. Cupboard housing hot water cylinder.

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level w.c. Fully tiled walls. Wall mounted heater. Tiled floor. Two double glazed windows to side aspect.



BEDROOM ONE 13'5" (4.09m) x 9'4" (2.84m)

Two double glazed windows to side aspect. Wood effect flooring. Wall mounted electric heater. Recessed spotlights to ceiling.

BEDROOM TWO 10'0" (3.05m) x 9'1" (2.77m)

Two double glazed windows to side aspect. Wood effect flooring. Wall mounted electric heater. Recessed spotlights to ceiling.



OUTSIDE

Allocated parking for one vehicle to the rear of the building. Communal bike storage.

AGENTS NOTE

In accordance with the Estate Agents Act, we would advise that this property is owned by a relative of the Directors of Hopson Property Services Ltd.



Information


Service Charge: £2056.80 per year

Ground Rent: £100 per year

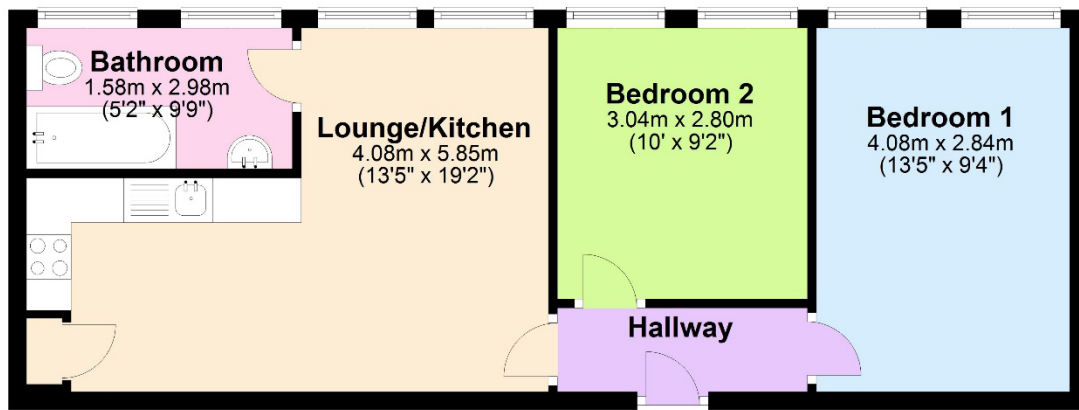
Lease: - In excess of 975 years.

EPC Rating: B

Council Tax Band: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Fourth Floor



405 Skyline Plaza, Victoria Avenue, Southend on Sea



THESE PARTICULARS ARE FOR GUIDANCE PURPOSES ONLY AND DO NOT FORM PART OF A CONTRACT AND SHOULD NOT BE RELIED UPON FOR THEIR ACCURACY. ALL MEASUREMENTS ARE APPROXIMATE AND SERVICES, FITTINGS AND EQUIPMENT HAVE NOT BEEN TESTED BY US, AND NO WARRANTIES WHATSOEVER ARE GIVEN OR IMPLIED BY US. ALL NEGOTIATIONS TO BE CONDUCTED THROUGH HOPSON PROPERTY SERVICES LTD.