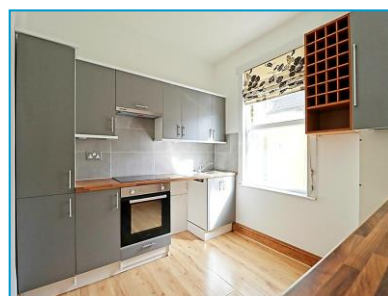




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Leamington Road, Southend-On-Sea



Morgan Brookes believe - Being conveniently located within easy reach of Southend East Train Station, Southchurch Park & the Seafront, this spacious 2 bedroom apartment is an ideal first time or investment buy. Being offered with a modern fitted kitchen & bathroom & the added benefit of no onward chain.

Our Sellers love - Its first floor security, spacious Victorian rooms, easy on street parking, low service charge & closeness to the Seafront, High Street & Station links.

Key Features

- Spacious First Floor Apartment.
- Two Double Bedrooms.
- 18'2 Living Room.
- Modern Fitted Kitchen & Bathroom.
- Walking Distance To Seafront & Southchurch Park.
- Easy Access To Southend East Station.
- Offered With No Onward Chain.
- Call Morgan Brookes Today!

£215,000

Leamington Road, Southend-On-Sea

Entrance

Double glazed panelled door to:

Communal Entrance Hall

Own front door to:

Hallway

Carpeted stairs leading to first floor.

First Floor Landing

30' 7" x 5' 3" nt 2'6" (9.31m x 1.60m nt 0.76m)

Built in storage cupboard, radiator, smooth ceiling incorporating loft access & downlights, doors to:

Living Room

18' 2" x 15' 2" nt 11'7" (5.53m x 4.62m nt 3.53m)

Double glazed box bay window with further double glazed window to front aspect, radiator, feature chrome gas fire, fitted alcove shelving, coving to smooth ceiling incorporating downlights, wood effect laminate flooring.

Bedroom 1

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed window to rear aspect, radiator, feature fireplace, built in cupboard, coving to smooth ceiling incorporating downlights, wood effect laminate flooring.

Bedroom 2

11' 7" nt 5'9" x 10' 7" nt 7'8" (3.53m nt 1.75m x 3.22m nt 2.33m)

Double glazed window to rear aspect, radiator, feature fireplace, wood effect laminate flooring, smooth ceiling.

Bathroom

7' 7" x 4' 8" (2.31m x 1.42m)

Obscure double glazed window to side aspect, panelled bath with raised shower system & glass screen, pedestal hand basin, low level WC, radiator, complimentary tiling to walls, smooth ceiling incorporating downlights.

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window to side aspect, range of fitted base & wall mounted units, roll edge work surfaces incorporating stainless steel sink & drainer unit, electric hob with extractor over, fitted oven, space & plumbing for appliances, complimentary splash back tiling, breakfast bar, cupboard housing wall mounted boiler, smooth ceiling, wood effect laminate flooring.

Externally

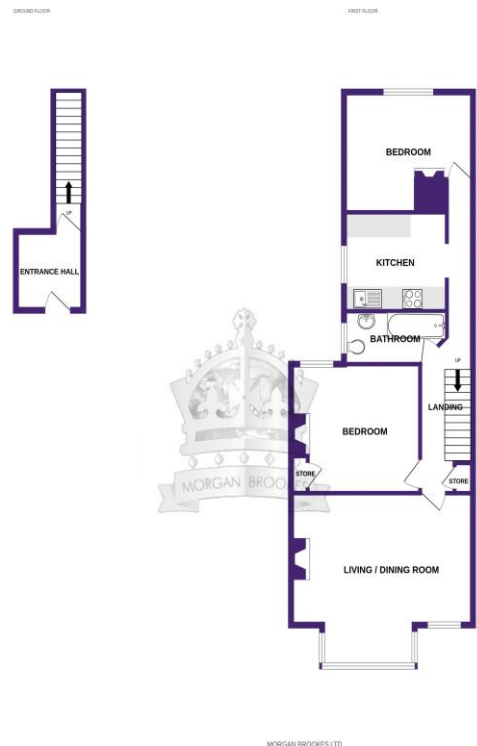
There is ample roadside parking.

Additional Information

Remaining Length Of Lease : Approx. 99 years.

Service Charges : Approx. £250 including building insurance per annum.

Ground Rent : Approx. £20 per annum.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

£215,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.