

Ist Call

SALES AND LETTINGS



St Anns Road, Southend on Sea, SS2 5AU

£199,950 - Leasehold - Share of Freehold

Situated in a central location offering easy access to Southend City Centre, rail stations and the seafront is this two bedroom first floor flat being offered with no onward chain. With two good sized bedrooms and an open plan lounge/ kitchen, the property also benefits from gas central heating and double glazed windows. Making an ideal first time purchase or buy to let investment the property also benefits from 149 years remaining lease term and a 50% share of the freehold ensuring annual charges are kept to a minimum. Viewing advised.

Accommodation Comprising

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

First Floor Landing

Staircase to first floor landing, doors off to...

Open Plan Lounge/ Kitchen 14'2 x 13'9 into bay (4.32m x 4.19m into bay)



Lounge Area



Double glazed bay window to front, radiator, smooth plastered ceiling with ceiling rose...

Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer

stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, tiled flooring, smooth plastered ceiling, double glazed window to front...

Bedroom 11'4 x 8'9 (3.45m x 2.67m)



Double glazed window to rear, radiator, covered ceiling...

Bathroom 7'3 x 6' (2.21m x 1.83m)



White suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks, wall mounted gas central heating & hot water boiler, obscure double glazed window to side...

Bedroom 10'9 x 9'2 (3.28m x 2.79m)



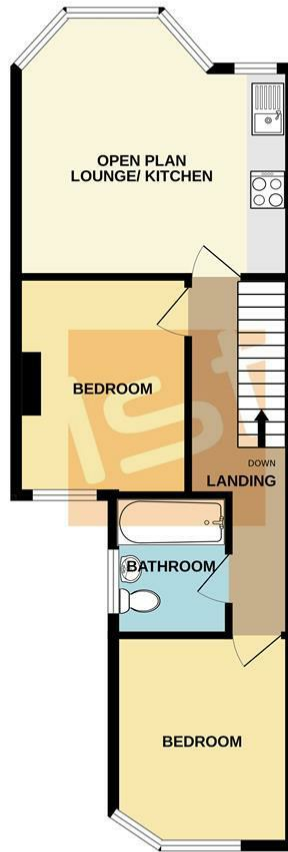
Double glazed bay window to rear, radiator...

Permit Parking

The property is located within a residents parking zone with annual permits available from the Local Authority from £22 per month, more details can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

Floor Plan

FIRST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



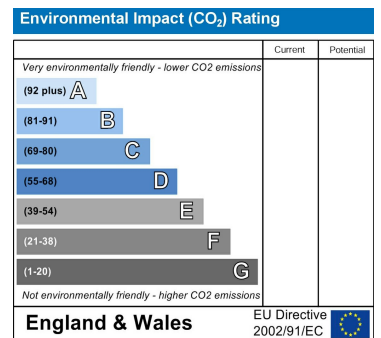
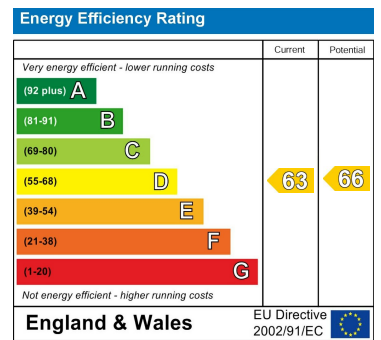
TOTAL FLOOR AREA - 492 sq.ft. (45.7 sq.m.) approx.

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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