

Two Bedroom, Upper Floor Flat For Sale - **£220,000**

Southchurch Boulevard, Southend-On-Sea, SS2 4XA



KEY FEATURES

- **LONG LEASE**
- **Prestigious Southchurch Boulevard location**
- **Modern kitchen and bathroom**
- **Spacious lounge**
- **Two double bedrooms**
- **Good order throughout**
- **Communal garden and private parking**
- **Fully double glazed and gas central heating**
- **Close to local shops, schools and rail station**
- **NO ONWARD CHAIN**

Description

NO ONWARD CHAIN! Perfect for First Time Buyers! Long Lease! Kept to a high standard throughout, Belle Vue are happy to welcome this spacious, two double bedroom first floor flat to the sales market. Situated within the favored Southchurch Village, this property enjoys a convenient location close to Southchurch Road shopping facilities, popular schools and Southend East rail station, boasting excellent links to Southend City Center as well as London! Offering a modern kitchen with a contemporary design, a modern bathroom, two double bedrooms and a bright, spacious lounge, this property ticks all the boxes with it's off street parking and well maintained communal gardens. With no onward chain and a brand new lease extension, this property is sure to impress. Viewings Available Now!

Accommodation

Communal Entrance Hall

A glazed door (With adjacent entryphone) gives access to the communal hall, which has stairs to the first floor landing. This landing is shared between just two flats. A solid personal door opens allows access to the flats private entrance hallway.

Private Entrance Hallway 10' 0" x 4' 0" (3.05m x 1.22m)

Accessed from the private flat door, you are welcomed into the entrance hallway. With a wall mounted entryphone, a fitted radiator and coved ceiling, this space benefits from access to loft space. Finished with painted walls and vinyl flooring. From here, there are doors to each room.

Lounge 14' 0" x 14' 0" (4.26m x 4.26m)

Accessed from the entrance hallway, there is a bright and spacious family lounge. Benefiting from a double glazed bay window to the rear elevation, this space is complete with a fitted radiator, a coved ceiling, painted walls and fitted carpet.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

Accessed from the entrance hallway, there is a family kitchen space. With a double glazed window to rear elevation, this space is comprised of a comprehensive range of fitted units in charcoal grey with white work surfaces, including inset amenities such as a built-in oven with hob over and stainless steel extractor pelmet. Complete with "metro" style splash tiling in pale grey, wall mounted gas fired central heating boiler, a radiator and vinyl flooring.

Bedroom One 16' 0" x 8' 0" (4.87m x 2.44m)

Accessed from the entrance hallway, there is the master bedroom, Benefiting from a double glazed window to front elevation, this space is complete with a fitted radiator, a coved ceiling and fitted carpet.

Bedroom Two 10' 0" x 9' 0" (3.05m x 2.74m)

Accessed from the entrance hallway, there is a secondary bedroom. With a double glazed window to front, this space is complete with a fitted radiator, a coved ceiling and fitted carpet.

Bathroom

Accessed from the entrance hallway, there is a modern bathroom suite. With a double glazed obscure window to flank, extensive "metro" style tiling to walls and fully tiled to floor, this quality white suite is comprised of a low level W/C, pedestal hand basin with vanity unit under, and paneled bath with thermostatic shower and glass screen over. Additional benefits include a chrome towel rack radiator, fitted stainless steel wall cabinet and an extractor fan.

Communal Garden

A well maintained south backing communal garden being mostly lawn with shrub/flower borders. Access via flank of building or from private car park, which is at the rear of the garden area.

Car Park

A good sized car park with access via double gates at the flank.

Agents notes

The lease extension is set to come into effect upon completion. There is no ground rent applicable.



Floorplan



EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**
 EPC rating for this property is: **C**
 Tenure of the property is: **Leasehold**

If **Leasehold**, the remaining lease term is approximately: 170 years.
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.