



ARCHER AVENUE

SOUTHEND-ON-SEA, SS2 4QU

GUIDE PRICE £150,000
LEASEHOLD

* £150,000 - £170,000 * NO ONWARD CHAIN * COMMUNAL GARDEN * PRIVATE BALCONY * SIZEABLE ONE BEDROOM FIRST FLOOR FLAT POSITIONED CLOSE TO A WEALTH OF AMENITIES AND TRAVEL LINKS.

RP&C.
RICKY, PLANT  CHEN-PORTER

ARCHER AVENUE

- One bedroom first floor flat with loft access
- Sold with no onward chain
- Communal garden
- Private balcony
- Generous light-filled lounge
- Sizeable bedroom with ample storage
- Double glazing and gas central heating
- Close to a wealth of amenities
- Easy access to travel links
- Close proximity of Garons Park tennis centre and gym



A well-proportioned one-bedroom flat offering an excellent opportunity for first-time buyers or buy-to-let investors alike. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

Offered with no onward chain, the accommodation comprises a generous living area with direct access to a private balcony, a separate fitted kitchen, modern shower room, and a spacious double bedroom featuring ample built-in storage.

Further highlights include plentiful on-street parking and well-maintained communal gardens to the rear, providing an attractive outdoor space to enjoy. Conveniently laid out and well located, this property represents a fantastic and affordable home or investment.

One bedroom first floor flat

Entrance hallway

Lounge

Kitchen

Bedroom

Private balcony

Communal garden

Ample on street parking

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band A

Viewings – By Appointment Only

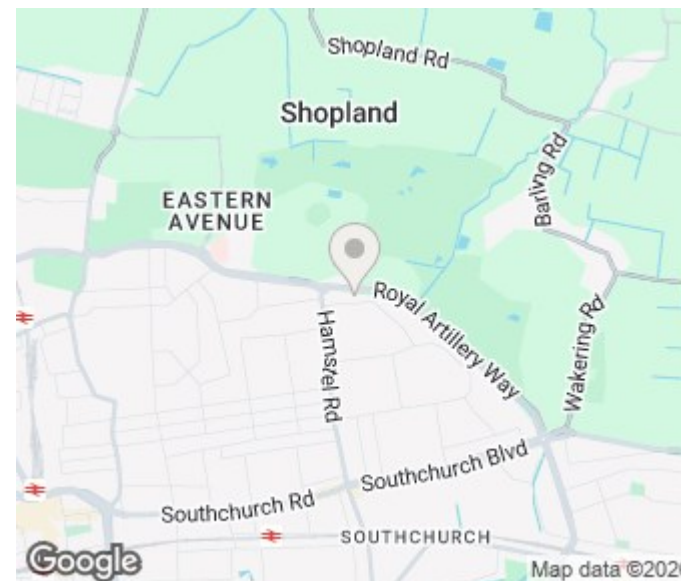
Floor Area – sq ft

Tenure – Leasehold

FIRST FLOOR



*All energy efficiency ratings are based on the current energy performance certificate (EPC) for the property. The energy performance certificate (EPC) is a document that provides information on the energy efficiency of a building. It is a legal requirement for all buildings that are rented out or sold. The EPC is based on a range of factors, including the type of building, the size of the building, the type of heating system, and the type of insulation. The EPC is a key factor in determining the energy efficiency of a building and is an important consideration for both buyers and tenants. The EPC is a key factor in determining the energy efficiency of a building and is an important consideration for both buyers and tenants. The EPC is a key factor in determining the energy efficiency of a building and is an important consideration for both buyers and tenants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
 15 Nelson Street
 Southend On Sea
 SS1 1EF

01702 844984
 info@rpcestateagents.co.uk
 www.rpcestateagents.co.uk

