BelleVue
ESTATE AGENTS

Two Bedroom, Upper Floor Flat For Sale - **Guide Price £180,000**

Retort Close, Southend-On-Sea, SS1 2AQ

KEY FEATURES

• Popular Modern Development Yards from Southend Seafront and Park • Good Sized Accommodation with Two Bedrooms • Close to Southend East C2C station • Private Covered Balcony Off Lounge and Bedroom • Double Glazing and Economy Electric Heating • Residents Off-Street Parking • Good Sized Kitchen with Sea Views • Three Piece Bathroom • No Onward Chain • Viewings Available Now

Belle Vue Estate Agents
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Email: enquires@bellevue-estates.co.uk
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Description

No Onward Chain! Seafront Location! Sea Views! Belle Vue are happy to welcome this two bedroom, second floor flat to the sales market. Just yards from the ever popular Southend Seafront, situated within a tranquil, modern development, this property offers relaxed, coastal living with generous accommodation comprised of an equipped kitchen, spacious lounge, three piece bathroom suite, two bedrooms and a sheltered balcony. With the benefit of residents off street parking, as well as visitors parking, this property is complete with double glazing and has economy electric heating. With Southchurch Park just a short walk away, and good public transport connections for easy access to the town centre, early viewings are advised! Viewings are available now!.

Accommodation

Communal Entrance Hall
Within the development, there is the main entrance hall for the block. With a security entryphone system, there is access to the postboxes as well as rising staircases leading to the upper floors.

Hallway
From the rising staircases in the communal entrance, there is a private front door leading to the flat. With a wall mounted security entryphone and a wall mounted electric heater, this space is finished with wood effect flooring and painted walls, with doors leading to the kitchen, bathroom, bedrooms and lounge.

Kitchen *8' 10" x 6' 1" (2.69m x 1.85m)*
From the entrance hallway, there is a kitchen space. With a range of fitted base units with toning roll edged working surfaces over, this space is comprised of a inset single drainer stainless steel sink unit, integrated four burner stainless steel electric hob with matching oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashback and double glazed window to rear boasting sea views. Finished with wood effect flooring and painted walls.

Lounge *15' 0" x 11' 9" (4.57m x 3.58m)*
Accessed from the entrance hallway, there is a family lounge area. With a double glazed window to front, this space boasts an additional double glazed door leading to balcony with wrought iron balustrade and tiled floor. With a wall mounted electric heater and wood effect flooring, this space is finished with a coved ceiling and painted walls.

Bathroom *7' 11" x 6' 2"*
Accessed from the entrance hallway, there is a modern white bathroom suite. Comprised of a panelled bath with shower unit over, pedestal wash hand basin and low level W.C, this space is complete with tiled splashback, a wall mounted electric fan heater and an obscure double glazed window to rear.

Bedroom One *10' 9" x 10' 4" (3.27m x 3.15m)*
Accessed from the entrance hallway, there is the main bedroom. With a double glazed sliding door to the balcony, shared with living room, this space is complete with wood effect flooring, painted walls, a wall mounted electric heater and coved ceiling.

Bedroom Two *10' 2" x 6' 8" (3.10m x 2.03m)*
Accessed from the entrance hallway, there is a secondary bedroom. With a double glazed window to rear, this space is complete with carpet flooring, painted walls and a wall mounted electric heater with a coved ceiling.

Off Street Parking
Within the development, there is parking for residents as well as visitors parking.

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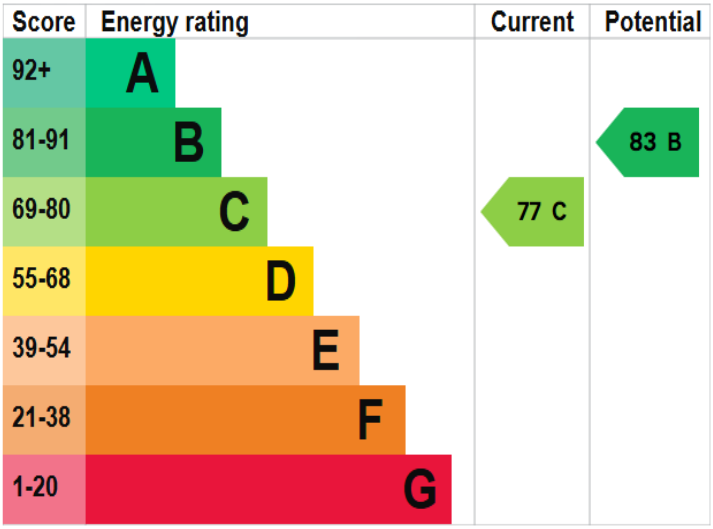
Floorplan

SECOND FLOOR

EPC Graph & Additional Information



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: 133 years.
For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.

safeagent

The Property Ombudsman

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.

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