



**MANNERS WAY**  
**SOUTHEND-ON-SEA, SS2 6RF**

**OFFERS IN EXCESS OF £145,000**  
**LEASEHOLD**

NO ONWARD CHAIN - DECEPTIVELY SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR FLAT, BOASTING OFF-STREET PARKING AND COMMUNAL GARDENS. PERFECTLY LOCATED FOR ACCESS TO SOUTHEND AIRPORT AND SOUTHEND AIRPORT TRAIN STATION FOR DIRECT ACCESS INTO CENTRAL LONDON.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# MANNERS WAY

- One bedroom first floor apartment
- Long remaining lease
- Off-street parking in communal car park
- Communal gardens
- Sold with no onward chain
- Sizeable open plan lounge/kitchen
- Large bedroom with built-in storage
- Fantastic location close to Southend Airport Train Station
- On the doorstep of wonderful amenities
- Fantastic investment or first time purchase



Offered with no onward chain, this well-presented one-bedroom first-floor flat is ideally located in a prime Southend setting, just moments from Southend Airport, its retail park, and mainline train station with direct links to London Liverpool Street.

The property benefits from a long remaining lease, off-street parking, and well-maintained communal grounds, making it an attractive purchase for both first-time buyers and investors alike.

Internally, the apartment is deceptively spacious, featuring a generous open-plan lounge/kitchen, a well-proportioned double bedroom, and a modern three-piece bathroom. Ample storage throughout further enhances practicality and convenience.

With its excellent location, spacious interior, and strong investment potential, this property is not to be missed. An early internal viewing is highly recommended.

**Communal parking**

**One bedroom first floor flat**

**Entrance hallway**

**Lounge/kitchen**

**Bedroom**

**Bathroom**

**Storage**

**Communal garden**

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### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band A

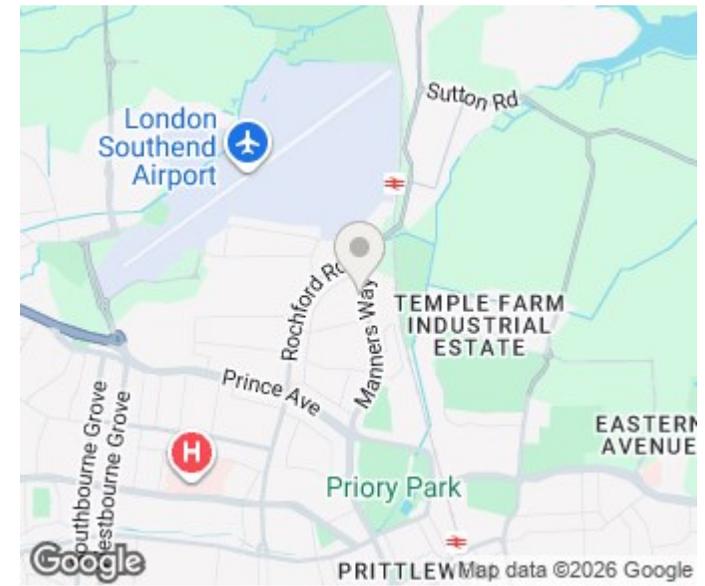
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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