

# bear

*Estate Agents*



\* £100,000- £130,000 \* CASH BUYERS \* MOTIVATED SELLER \* Bear consider this to be a fantastic investment property with an estimated gross yield of 10% \* Situated on Southchurch Road in the vibrant area of Southend-on-Sea, this superb tenth-floor apartment offers a delightful living experience with breathtaking views of the Thames Estuary. The property boasts a well-appointed lounge kitchen diner, perfect for both entertaining guests and enjoying quiet evenings at home. The kitchen is fully fitted, providing all the modern conveniences one would expect including quartz worktops. The apartment features a good-sized bedroom, complete with a wardrobe cupboard, ensuring ample storage space for your belongings. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for individuals or couples seeking a stylish urban retreat. Residents will appreciate the convenience of allocated parking, a valuable asset in this bustling area. The secure building adds an extra layer of peace of mind, allowing you to relax and enjoy your surroundings without worry. Situated just a stone's throw from Southend High Street and the picturesque seafront, this property offers easy access to a variety of shops, restaurants, and leisure activities. Whether you fancy a leisurely stroll along the beach or a day of shopping, everything you need is right on your doorstep. This apartment is not just a home; it is a lifestyle choice, combining modern living with the charm of coastal life. Don't miss the opportunity to make this stunning flat your own.

- Superb 10th floor flat with sea views
- Generous bedroom with built in wardrobe cupboard
- Stunning kitchen with integrated appliances and quartz worktops
- Concierge
- Seafront within a 10 minute walk
- Impressive lounge kitchen diner
- Contemporary shower room
- Allocated parking
- Doorstep to Southend High Streets shopping facilities
- Southend Central and Victoria Stations serving both Fenchurch and Liverpool Street London

## Southchurch Road

Southend-on-Sea

**£100,000**

Price Guide



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D

# Southchurch Road



## Communal Entrance

Post box, stairs rising to top floor, lift to all floors, carpet.

## Entrance

Door into entrance hallway.

## Open Plan Lounge/Kitchen

17'1" x 14'0"

Kitchen fitted with a range of base and wall mounted units with square edge work surfaces, sink and drainer unit incorporated with mixer tap, integrated oven, hob and extractor hood, inset spotlights, double glazed windows to rear.

## Bedroom

13'3" x 7'6"

Double glazed windows to rear, carpeted flooring, inset spotlights.

## Bathroom

8'2" x 3'2"

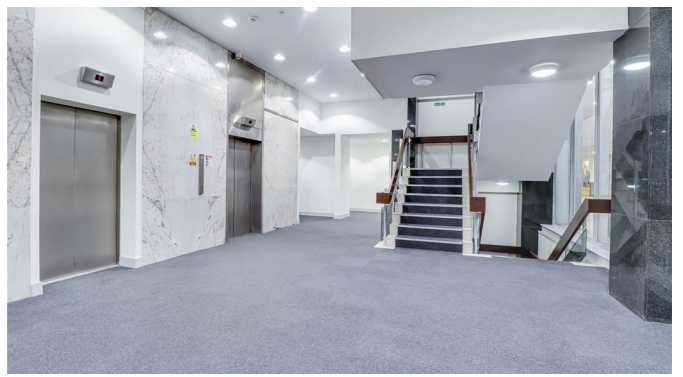
Three piece suite comprising of low level WC, vanity unit wash hand basin with mixer tap, walk in shower, tiled walls, tiled flooring, inset spotlights.

## Parking

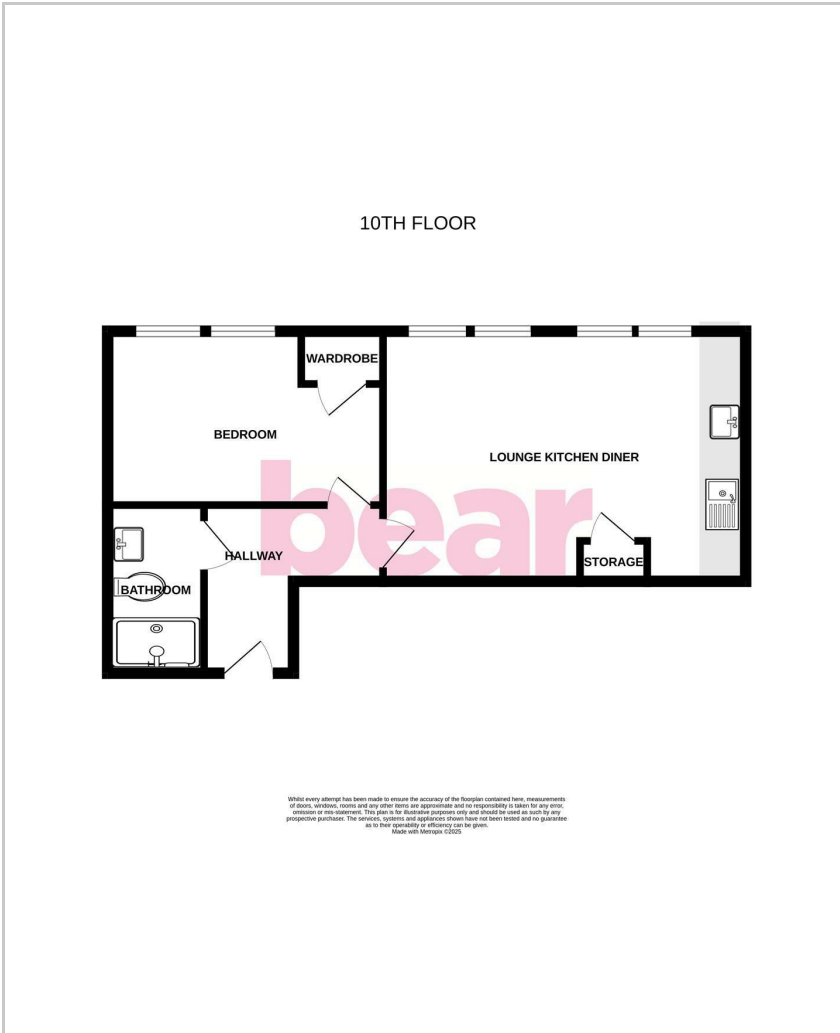
One allocated parking space.

## Agents Notes:

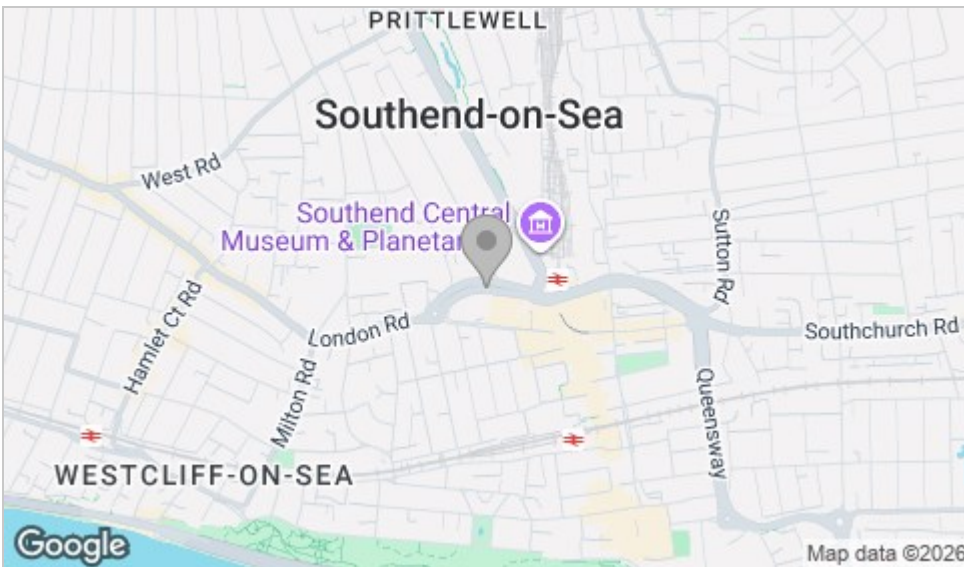
Tenure: Leasehold  
149 Years from 21st October 2015  
With 140 years remaining.  
Ground Rent £325 pa  
Service Charge £2,400 pa  
Council Tax Band: B



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

