



## ARCHER AVENUE

SOUTHEND-ON-SEA, SS2 4QU

**GUIDE PRICE £155,000**  
LEASEHOLD

\* £155,000 - £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

Floor plan of a 1-bedroom flat. The plan includes a Lounge (light blue), Bedroom (green), Kitchen (light blue), Bathroom (teal), and a Porch (teal). There is also a Balcony (teal). The Lounge is adjacent to the Balcony. The Bedroom is adjacent to the Lounge and the Kitchen. The Kitchen is adjacent to the Bedroom and the Bathroom. The Bathroom is adjacent to the Lounge and the Kitchen. The Porch is adjacent to the Lounge. The plan also shows a fireplace in the Lounge, a window in the Bedroom, and a window in the Kitchen.


*Continuing education credit will be awarded for participants of the continuing education program. A total of 10 hours of continuing education credit will be awarded for the course. The course is approved for 10 hours of continuing education credit by the International Board of Standards and Practices for Certified Financial Planners, Inc. (IBCFP).*



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

**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

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