



# FOR SALE

**Kilworth Avenue,  
Southend-On-Sea SS1 2DS**

Offers In Excess Of £250,000 Leasehold Council Tax Band - B

2  1  1  818.06 sq ft

- Refurbished Ground Floor Flat
- Extra Large Rear Garden
- Two Bedrooms
- Modern Kitchen With Integrated Dish Washer
- Modern Three Piece Bathroom Suite
- Doors From Lounge Leading Directly To The Rear Garden
- Being Offered With No Onward Chain
- Off Street Parking
- Close To The Seafront
- Walking Distance To Mainline Station And Southend City Centre

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This two bedroom ground floor flat has been refurbished but still keeps some of its original character offering a fantastic blend throughout. Some of the major benefits of this property include a rear garden which measures approx 120ft, off street parking space and no onward chain.

With high ceilings, double glazed windows, gas central heating, modern fitted kitchen, three piece modern bathroom, two bedrooms and lounge to the rear with direct access to the garden this property really has a lot to offer.

Ideal for first time buyers, or investors, you can move your furniture straight in with little fuss.

Call us to arrange a viewing.

## Measurements

Lounge

3.91m x 5.24m (12'9" x 17'2")

Kitchen

3.59m x 3.93m (11'9" x 12'10")

Bedroom 1

4.09m x 5.94m (13'5" x 19'5")

Bedroom 2

3.13m x 3.12m (10'3" x 10'2")

Bathroom

1.68m x 2.35m (5'6" x 7'8")

## Interiory

Having you own front door is such a bonus when living in a flat, which is what this property gives you, and upon entering, you will find a large bedroom situated to the front of the property with a huge bay window and high ceiling with ceiling rose. As you move down the hallway a newly installed kitchen can be found on the left with matching wall and base units with roll edge work surface and inset stainless steel sink and drainer. There is a a built in oven with gas hob and extractor over and an integrated dish washer. There is a three piece bathroom and further bedroom before coming to the lounge which is positioned to the rear of the property.

## Exterior

There is one allocated parking space on the driveway to the front of the property and a garden spanning approx 120ft.

## Location

Situated only a short walk to Southend City Centre, Seafront and Mainline Stations, this property is positioned perfectly for anyone looking to commute to work in London and within only a short walk to all amenities. There are also local parks to go to nearby and enjoy the summer sun.

## School Catchment

Porters Grange Primary School and Nursery  
Southchurch High School

## Tenure

Leasehold

We have been advised that the current Lease length sits at 90 Years and being extended to 125 years upon completion by the vendor.

Ground Rent is £100 per year

Service Charge Approx £200/£300 per year





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62025

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

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