

**ROYAL MEWS**  
SOUTHEND-ON-SEA, SS1 1GL

**GUIDE PRICE £190,000**  
**LEASEHOLD**

\*\* SECOND FLOOR FLAT WITH TWO DOUBLE BEDROOMS, TWO BATHROOMS AND A WONDERFUL OPEN PLAN LIVING ROOM/KITCHEN IS SITUATED IN THE HEART OF THE CITY WITH EASY ACCESS TO MAJOR RAIL LINKS SERVING LONDON'S FENCHURCH & LIVERPOOL STREET LINES - LIFT SERVICE TOO ALL FLOOR - PERFECT FIRST TIME OR INVESTMENT BUY - GUIDE PRICE £190,000-£200,000 \*\*

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

# ROYAL MEWS

- Two double bedroom 2nd floor apartment
- Lift service to all floors
- Spacious open plan lounge/kitchen
- Small balcony with glass balustrade
- Large bathroom and en suite to the principal bedroom
- Double glazed throughout
- City centre location and close to the seafront
- Easy access to two major rail links serving London's Liverpool & Fenchurch Street lines
- Great opportunity for an investor/first time buyer alike
- Residents zonal parking available



RP&C Estate Agents are delighted to present this beautifully appointed second floor apartment, perfectly positioned to enjoy the very best of Southend living.

This stylish home offers two generously proportioned double bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room. A well-presented, contemporary family bathroom serves the second bedroom and guests alike, completing the accommodation.

At the heart of the property lies a bright and spacious open-plan living area, thoughtfully designed to create a seamless flow between the lounge, dining, and kitchen spaces. This versatile layout is ideal for both relaxing and entertaining, enhanced by an abundance of natural light and modern finishes throughout. You can also find a small balcony off of this room.

Further benefits include double glazing and the advantage to purchase residents' permit parking, with access available across multiple zones within Southend, offering both convenience and flexibility.

Location is key, and this apartment truly excels. Situated within easy walking distance of Southend City Centre and the ever-popular seafront, residents can enjoy a vibrant mix of shops, restaurants, and

leisure facilities. Commuters are equally well served, with excellent transport links nearby, including direct rail services to London Fenchurch Street and London Liverpool Street.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a strong buy-to-let opportunity, this superb apartment represents an exceptional purchase in a highly desirable location.

Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

## **Communal Entrance**

Stairs and lift service to all floors.

## **Entrance Hallway**

## **Open Plan Lounge/Kitchen**

## **Small Balcony**

## **Bedroom One**

## **En Suite Shower Room**

## **Bedroom Two**

## **Bathroom**

## **Parking**

Permit parking can be acquired through Southend Council (01702 215000). For Zone 2 bays, the cost is £125 per month.

Space available at block for £100 per month with £200 deposit

### Agents Note/Lease Information

The lease has approximately 106 years to run. The ground rent is £375 per annum. The service charge is £509 per quarter (£2036 per annum or £169.66 per month)

## ROYAL MEWS





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### ADDITIONAL INFORMATION

**Local Authority** – Southend on sea

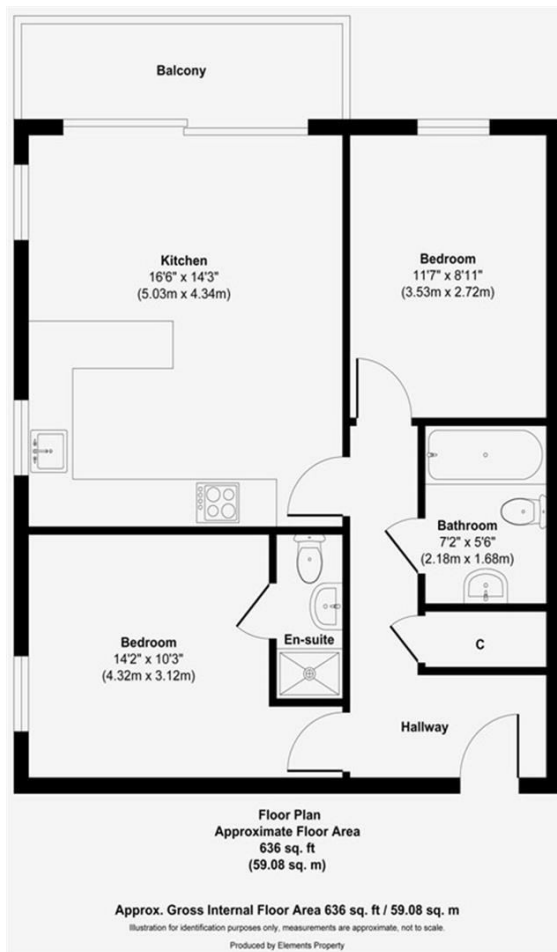
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 636.00 sq ft

**Tenure** – Leasehold





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>		78	84
(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	

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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