



FOR SALE

Regents Court, Alexandra Road, Southend-On-Sea SS1 1HE

Asking Price £240,000 Leasehold Council Tax Band - C

- Long Lease
- Two Bedrooms
- South Facing Balcony
- Open Plan Lounge & Fitted Kitchen
- Modern Three Piece Bathroom
- Gated Allocated Parking Space
- Short Walk to Seafront & Town Centre
- Convenient For Rail Stations
- Lift to All Floors
- No Onward Chain

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

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Description

Modern two bedroom top floor apartment with south facing balcony and allocated off street parking space. This stylish purpose built block is situated just moments from Westcliff Parade and Southend Cliff Gardens and just a short walk to the seafront, rail station and town centre. This superb apartment is located on the top floor and comprises a good size lounge, modern

kitchen, two bedrooms and three piece bathroom. Regents Court benefits from secure gated residents parking with allocated spaces, lift access to all floors and a communal decked garden. No onward chain.

Entrance

Well-kept communal entrance with secure Entryphone system and lift access to all floors. Front door into apartment hallway with laminate floor, radiator, two large storage cupboards and doors to all rooms.

Open Plan Lounge & Balcony

Large open plan lounge with double glazed French doors out to the private south facing balcony and views across the Estuary. Laminate floor, radiator and spotlights. Open to kitchen.

Kitchen

Fitted kitchen with a range of wall and base units, rolled edge work surface and tiled splash backs. Integrated oven with hob and extractor fan. Tiled floor.

Bedroom 1

Bedroom with laminate floor, double glazed window, fitted wardrobe and radiator.

Bedroom 2

Bedroom with laminate floor and double glazed window.

Bathroom

Three piece suite comprising WC, vanity wash hand basin and bath with shower over and folding glazed screen. Tiled floor, part tiled walls, chrome heated towel rail, inset spotlights and extractor fan.

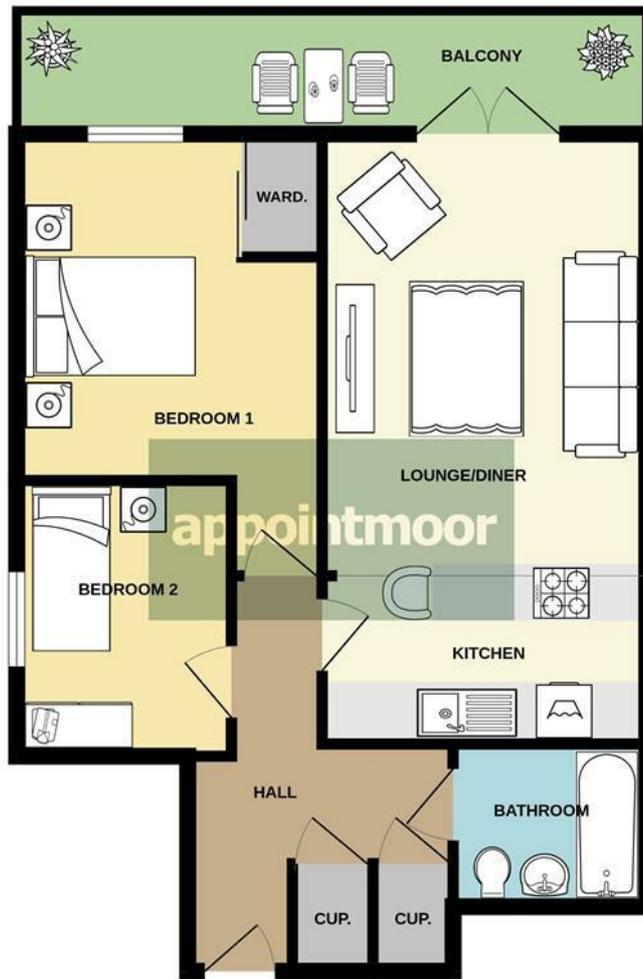
Parking

One allocated parking space in the secure gated car park.

Tenure

Leasehold - 106 years remaining
Service Charge - £2,300 per annum
Ground Rent - £250 per annum





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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