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today on 01268 777400***



## **Victoria Avenue, Southend-On-Sea £180,000**

A stylish and well-maintained two-bedroom apartment ideally positioned in a highly convenient central location, just moments from the train station and High Street.

The property offers a bright and spacious open plan lounge/kitchen measuring an impressive 23'1 x 10'0, creating a fantastic social hub ideal for both relaxing and entertaining. The modern kitchen is fitted with a range of base and wall units, integrated oven, hob and extractor, fridge/freezer, and stainless steel sink, all designed with practicality and contemporary living in mind.

Both bedrooms are generous doubles and benefit from built-in wardrobes. The principal bedroom enjoys a sleek en-suite shower room, complete with walk-in corner shower, WC, pedestal wash basin and heated towel rail. The second bedroom is equally well-proportioned and ideal for guests, family or home working.

A modern three-piece family bathroom completes the accommodation, featuring a panelled bath with overhead shower and screen, WC and wash hand basin.

Externally, the property benefits from allocated parking, adding further convenience to this centrally located home.

Situated just minutes from Southend Victoria and Southend Central train stations with direct links into London, and within easy walking distance of the High Street's shops, restaurants, cafés and amenities, this apartment presents an excellent opportunity for families, first-time buyers, and investors or landlords alike, thanks to its generous accommodation, central location and strong ongoing demand.

### **Open Plan Lounge/Kitchen**

25'9" x 12'9" (7.85 x 3.89)

### **Bedroom 1**

18'6" x 9'0" (5.64m x 2.75)

### **En-suite**

6'9" x 6'2" (2.07 x 1.89)

### **Bedroom 2**

14'7" x 8'11" (4.46 x 2.74)

### **Bathroom**

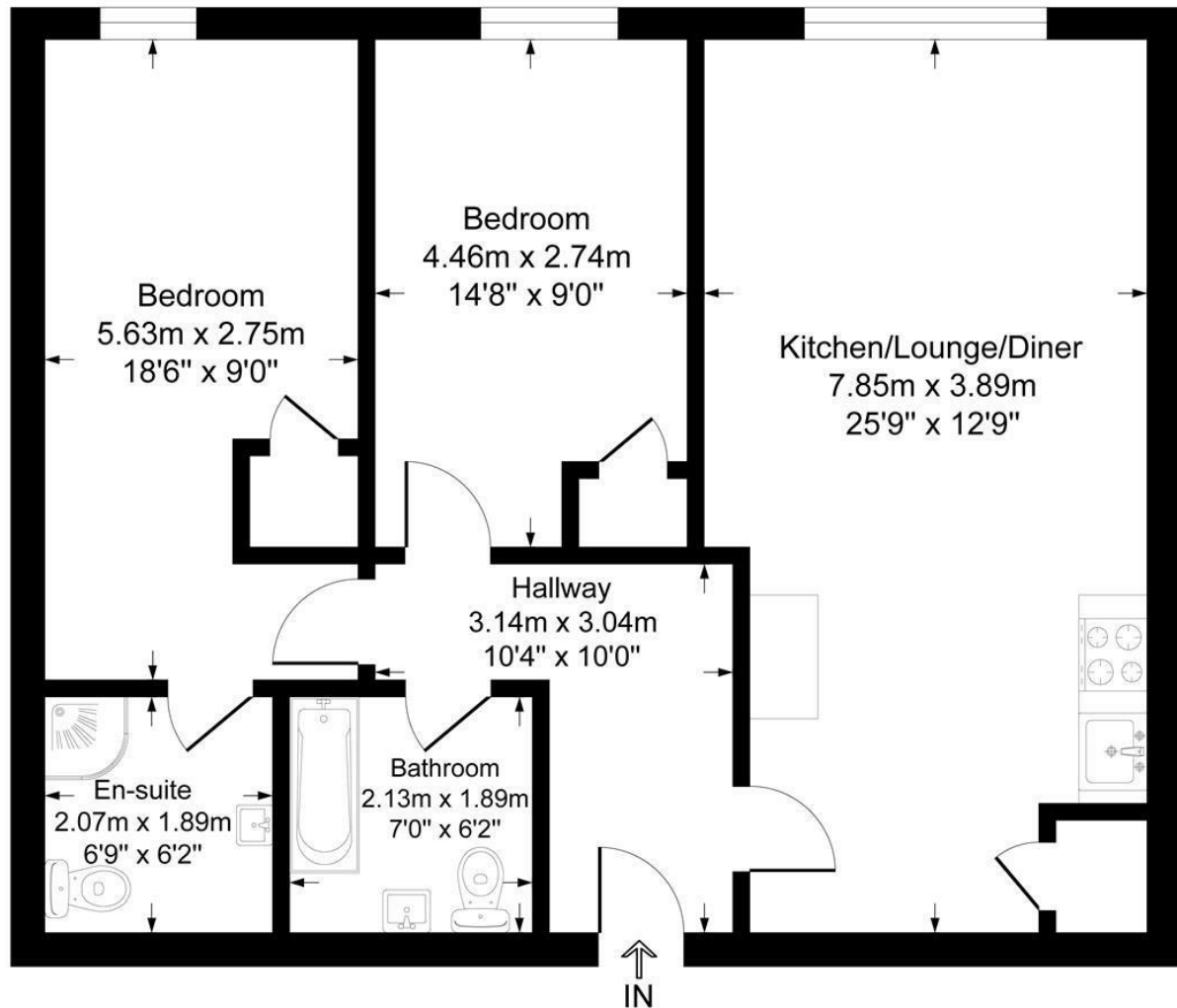
6'11" x 6'2" (2.13 x 1.89)

### **Allocated Parking**

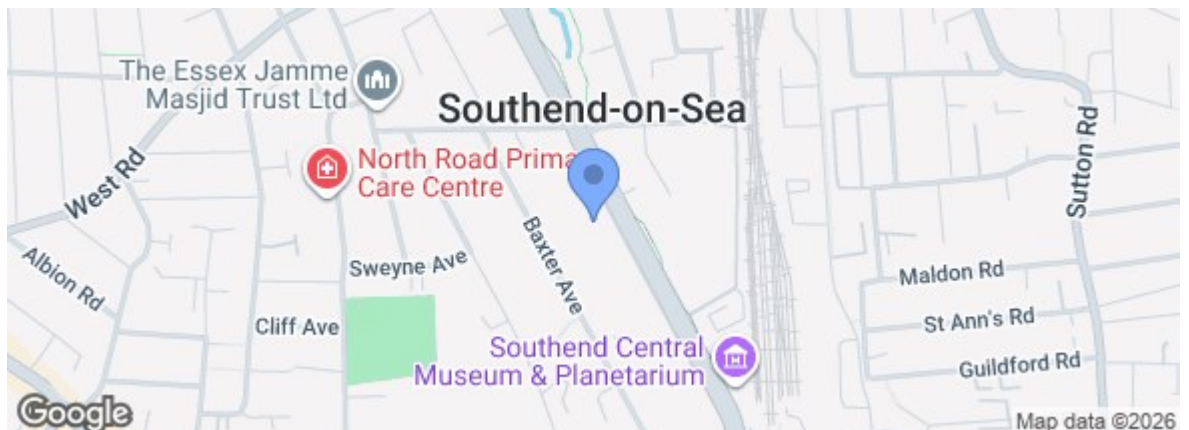


# Flat 55 Victora Ave

Approximate Gross Internal Floor Area = 75.9 sq m / 818 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	63
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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