

Ist Call

SALES AND LETTINGS



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

Offers Over £240,000

This spacious two double bedroom second floor apartment is situated in a great location being just yards from the Cliff gardens overlooking the estuary and within easy access of the city centre and rail stations. Offering a spacious open plan living space and kitchen with integrated appliances, two double bedrooms with an en suite to the master as well as a modern bathroom. With two balconies, one front and one rear, and a secure allocated parking space the property also benefits from lift access and a large communal roof terrace for the use of all residents. With a motivated seller, we believe the property has been competitively priced and we would recommend viewing.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with lift and stairwell access to the second floor landing. Own front door to...

Entrance Hall



Radiator, two large built in storage cupboards, smooth plastered ceiling with inset spotlights, doors off to...

Open Plan Lounge/ Dining/ Kitchen Space 20'5 x 19'7 (6.22m x 5.97m)



Living Area



Double glazed window to front, double glazed

french doors providing access to front balcony with wrought iron balustrade, two radiators, smooth plastered ceiling with inset spotlights, open plan to...



Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, breakfast bar with integrated stainless steel gas hob, oven and matching extractor hood, integrated fridge/ freezer, washing machine and dishwasher, matching range of wall mounted units, smooth plastered ceiling with inset spotlights...

Bathroom 8'1 x 5'8 (2.46m x 1.73m)



Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights and extractor fan...

Bedroom 1 11'7 x 9'1 (3.53m x 2.77m)



Double glazed window and door to rear south facing balcony with wrought iron balustrade, radiator, built in wardrobe cupboard, smooth plastered ceiling, door to...



En Suite 6'8 x 4'9 (2.03m x 1.45m)



Modern white suite comprising enclosed shower cubicle, vanity wash hand basin, low level W.C, heated towel rail, electric shaver point, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

Bedroom 2 11' x 8'1 (3.35m x 2.46m)



Double glazed window to rear, radiator, smooth plastered ceiling...



Communal Roof Terrace



Externally



Large timber decked south facing roof terrace for the use of residents...

Leasehold Information

Remaining Lease Term - 105 years

Annual Ground Rent - £250

Annual Service Charge - £2112

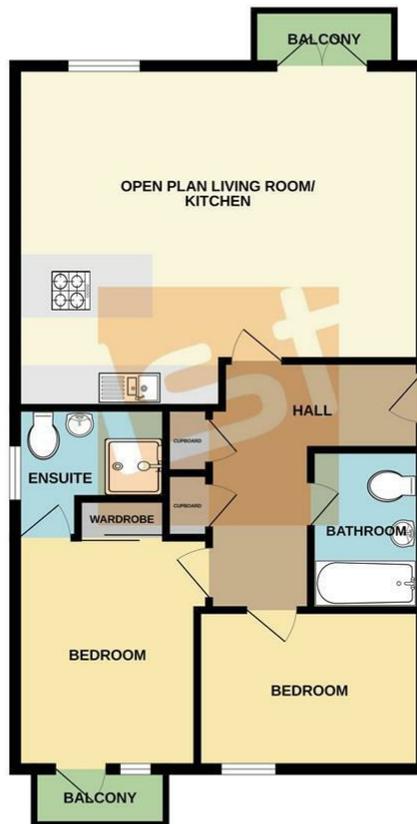
Parking



Allocated parking space within secure residents gated car park, further secure bicycle storage...

Floor Plan

SECOND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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