



\* £145,000 - £165,000 \* No Onward Chain  
\* One bedroom first floor flat boasting internal storage, a long lease and access to a communal garden, as well as off-street parking. Well-appointed close to London Southend Airport for popular amenities, flights and a convenient train station.

- No Onward Chain
- Open Plan Kitchen/Living Room
- Double Bedroom with Built-in Wardrobes
- Communal Parking
- Long Lease
- First Floor Flat
- Ample Storage Space
- Communal Garden
- Double Glazing and Gas Central Heating
- Close to London Southend Airport for Travel Links and Amenities

## Manners Way

Southend-on-Sea

**£145,000**

Price Guide



# Manners Way



Positioned in the heart of Southend-on-Sea on the doorstep of convenient bus links and amenities is this one bedroom first floor flat which comes to market with no onward chain. London Southend Airport is positioned just minutes from the property and offers a sought-after retail park, flights to desired destinations and convenient access to a train station for direct commutes to London. The area also offers Southend Hospital, Sothend's city center and a breathtaking seafront.

The property has been well presented throughout with the heart being found in the open plan kitchen/living room. There is one double bedroom within the property that has access to built-in wardrobes, with further storage and a three piece bathroom being accessible from the entrance hall. The block has the added benefit of having communal parking and a communal garden to the rear.

## **One Bedroom First Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

23'7 x 10'5

### **Bedroom**

14'8 x 9'10

### **Bathroom**

5'5 x 5'0

### **Storage**

### **Communal Garden**

### **Communal Parking**

### **Agents Note**

Tenure: Leasehold & Council Tax Band A.

The lease is 106 years. The ground rent is £100 per month which includes the service charge and buildings insurance.



## Floor Plan

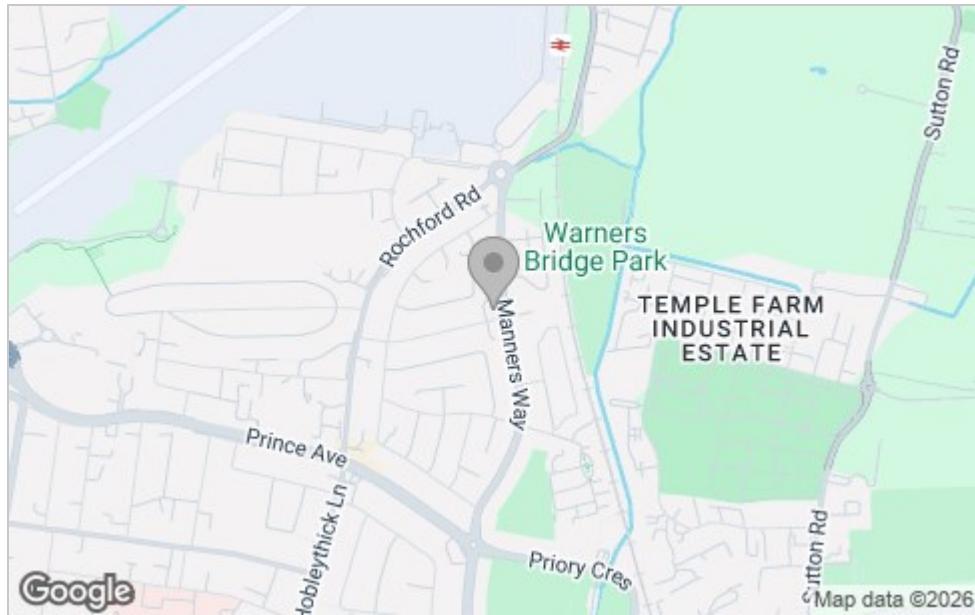


TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.3 SQ.M.)

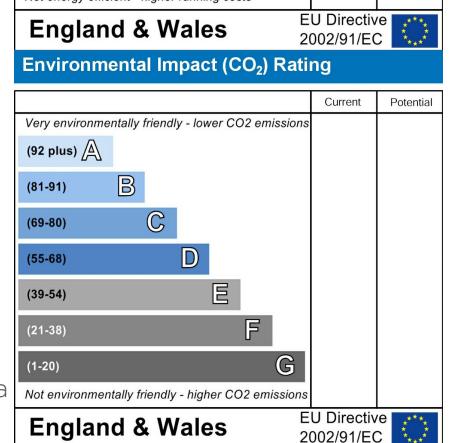
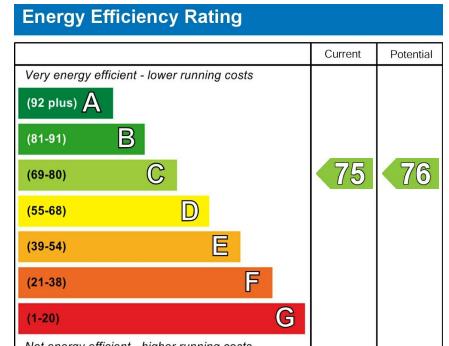
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.