

**SCOTT &
STAPLETON**

RETORT CLOSE
Southend-On-Sea, SS1 2AQ
Offers In Excess Of £200,000





RETORT CLOSE

£200,000

SOUTHEND-ON-SEA, SS1 2AQ

Scott & Stapleton are delighted to offer for sale this larger than average second floor purpose built apartment located within a desirable development just yards from Southend seafront.

The property offers spacious & well presented accommodation including 2 double bedrooms, 2 modern bathrooms, large lounge/diner & fitted kitchen with integrated appliances. There are also the added bonuses of an allocated off street parking space, well tended communal gardens, a long lease and reasonable annual service charges.

The property is within a short walk of Southend city centre, mainline railway stations plus an abundance of

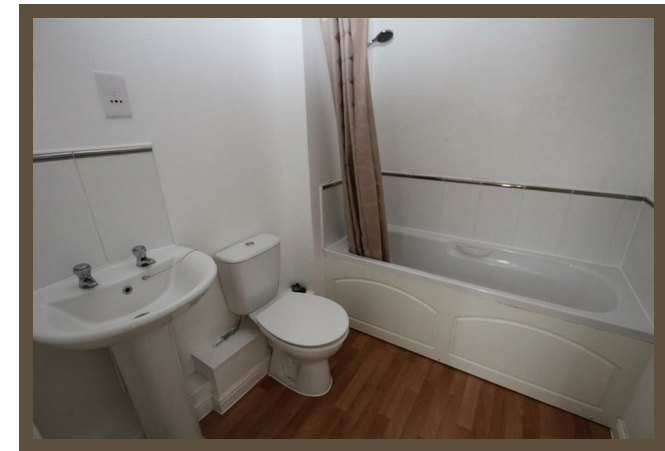
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The property is within a short walk of Southend city centre, mainline railway stations plus an abundance of shops, bars & restaurants.

This would be an ideal first time purchase, lock up & leave or long term investment opportunity. Offered with no onward chain an early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Communal Entrance

Secure entry door. Stairs to second floor.

Entrance

Double glazed windows to side elevation. Carpet. Doors to rooms.

Bathroom

2.13m x 1.88m (7'0 x 6'2)

Wood effect vinyl flooring. White suite comprising low level w.c, pedestal wash hand basin and panelled bath with mixer shower over. Part tiling to walls.

Master Bedroom

4.90m x 3.48m maximum measurements (16'1 x 11'5 maximum measurements)

Double glazed window to rear elevation. Carpet. Electric heater. Door to ensuite.

Ensuite

Double glazed window to rear elevation. Wood effect vinyl flooring. White suite comprising walk in shower with electric unit, low level w.c and pedestal wash hand basin.

Bedroom Two

4.90m x 3.28m minimising 2.18m (16'1 x 10'9 minimising 7'2)

Double glazed window to rear elevation. Carpet. Electric heater.

Lounge

5.87m x 3.68m (19'3 x 12'1)

Double glazed window to front elevation and double glazed doors to rear elevation opening out to own balcony. Carpet. Electric heater. door to kitchen.

Kitchen

3.43m x 2.95m (11'3 x 9'8)

Double glazed window to rear elevation. Tile effect vinyl

flooring. Selection of base units and drawers. Space for washing machine and fridge freezer. Built in electric oven. Rolled edge worktop with inset stainless steel sink with drainer. Part tiling to walls. Extractor fan. Matching selection of eye level untis.

Externally

The property benefits from an allocated parking space plus additional visitors parking. Well tended communal gardens, bin & bike stores.

Lease details

The lease term was originally 155 years from 1 January 2004 thus 133 years unexpired
Approx 150 Ground Rent per annum.
Service charge approximately £1,222 per annum.

