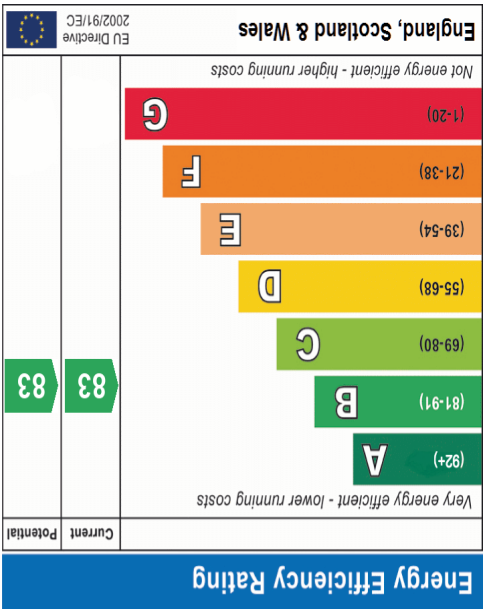
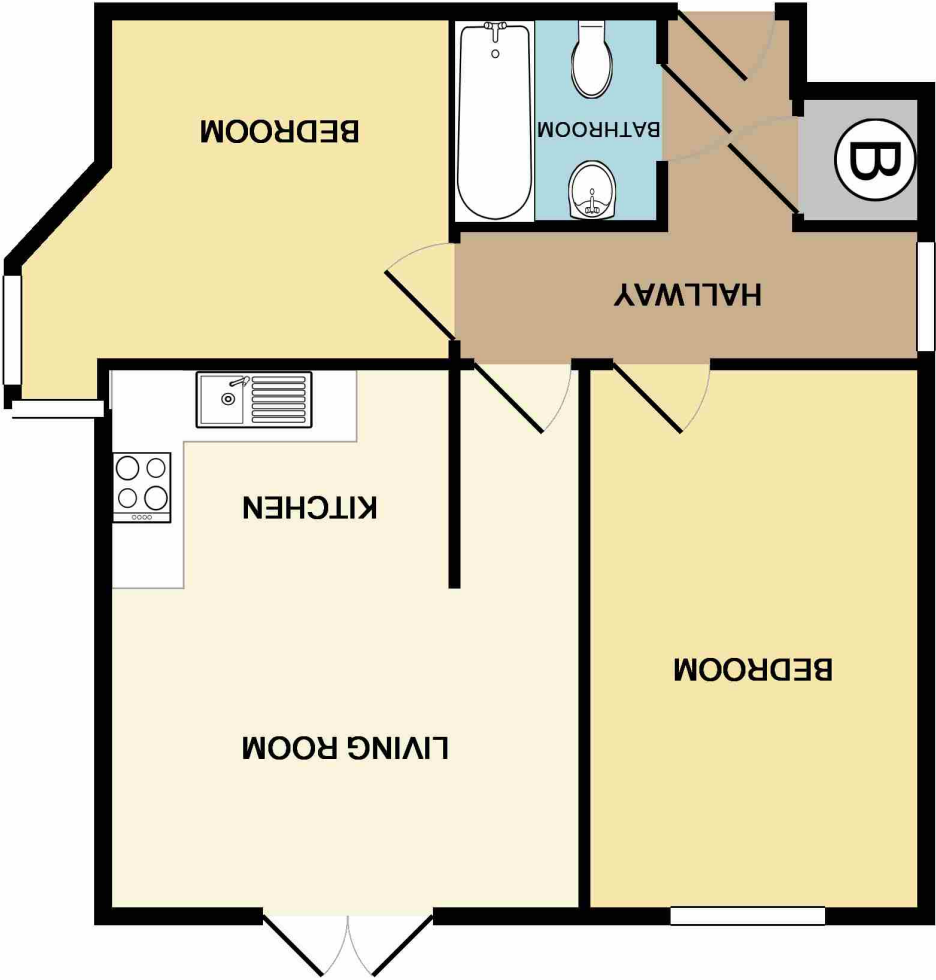


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)
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COMMUNIAL ENTRANCE

Secure entry telecom system. Personal door street door.

L-SHAPE HALLWAY

Smooth plastered ceiling with LED spotlighting and mains wired smoke alarm. Wall mounted panelled radiator. UPVC double glazed window to side aspect. Wall mounted central heating thermostat. Built in storage cupboard housing hot water and heating system and electricity fuseboard. Carpet laid throughout.

LIVING ROOM / OPEN TO KITCHEN

13' 2" x 15' 10" (4.01m x 4.83m) UPVC double glazed patio doors to private patio area. Smooth plastered ceiling with LED spotlights throughout. Wall mounted panelled radiator x 2. Carpet laid throughout to the lounge area. Kitchen open to living room with porcelain tiled flooring. Continuation of smooth plastered ceiling with inset spotlighting. Wall mounted base level kitchen cabinet & drawer units with rolled edged worktops incorporating a four ring electric hob, extractor fan over, and integral electric fan assisted oven. Stainless steel sink unit with mixer tap & drainer. Space & plumbing for washing machine and space for freestanding fridge/freezer.



BEDROOM ONE

15' 1" x 9' 3" (4.60m x 2.82m) UPVC double glazed window. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.



BEDROOM TWO

12' 2" maximum x 9' 8" (3.71m x 2.95m) UPVC double glazed corner aspect window. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.



BATHROOM

5' 11" x 5' 8" (1.80m x 1.73m) Smooth plastered ceiling with inset LED spotlighting and extractor vent. Ceramic tiled walls and flooring laid throughout. Wall mounted panelled radiator. Suite comprises of a panelled bath with mixer tap with shower attachment over with pivoting glass shower screen. Wash basin inset to vanity storage unit. Push flush WC.

PARKING

There is residents parking behind the block with one allocated sheltered parking space.

ADDITIONAL INFO

COUNCIL TAX BAND B - SOUTHEND COUNCIL
LEASEHOLD
LEASE TERM REMAINING 117 YEARS
GROUND RENT £200p/a
SERVICE CHARGE APPROX £2200p/a