



STUART THOMAS
ESTATES



- GROUND FLOOR FLAT
- TWO BEDROOMS
- IDEAL FOR INVESTORS
- CURRENTLY TENANTED

13 Guildford Court, 50 Guildford Road, Southend-on-Sea, Essex , SS2 5BJ Guide Price £150,000

ATTENTION INVESTORS. GROUND FLOOR TWO BEDROOM FLAT in this modern development close to SOUTHEND TOWN CENTRE. Guide Price £150,000 - £160,000. Currently tenanted producing a gross annual income of £9900.00. Allocated parking. However possibility of vacant possession if required.



Property Description

ENTRANCE HALL

Entrance is via security entryphone to the communal hallway. Further entrance door with a spyhole leads to the entrance hall. Airing cupboard. Electric heater.

LOUNGE

15' 4" x 12' 5 max" (4.67m x 3.78m) Double glazed window to the front. Electric heater.

KITCHEN

8' 2" x 7' 4" (2.49m x 2.24m) Well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Ceramic hob. Built under oven. Extractor cooker hood. Space and plumbing for a washing machine. Double glazed window to the side.

BEDROOM ONE

9' 3 plus wardrobes" x 8' 9" (2.82m x 2.67m) Double glazed window to the rear. Sliding door wardrobes. Electric heater.

BEDROOM TWO

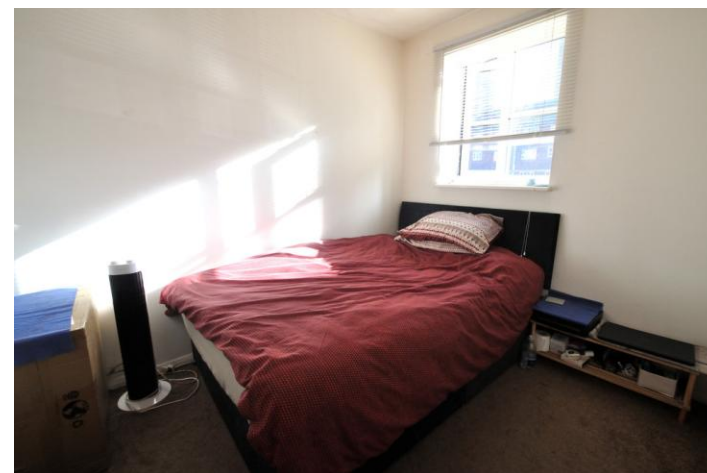
8' 10" x 7' 4" (2.69m x 2.24m) Double glazed window to the rear. Electric heater.

BATHROOM

With a 3 piece white suite comprising a low level wc pedestal wash hand basin and panelled bath with an electric shower over. Shower screen. Electric fan heater. Extractor fan.

PARKING

We understand there is gated allocated parking for one vehicle.





TENURE
Leasehold

We understand there are approximately 95 years left to run on the lease.

The vendors advise us the current service charge is £1163.82 per annum.

Ground rent £414 per annum.

COUNCIL TAX BAND
Southend Borough Council
Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements