



## Station Drive, Southend on sea

STUNNING RENOVATED GROUND FLOOR APARTMENT: Castle Estate Agents are pleased to offer FOR SALE this LARGE 2 BEDROOM ground floor apartment set within a convenient and central location offering contemporary open plan living with a top quality finish by these AWARD WINNING DEVELOPERS.

- 2 Bedroom
- Completely renovated
- Open plan kitchen/Diner/Lounge
- Contemporary kitchen/Bathroom
- Walk to local shops
- Ground floor apartment
- Long lease
- Beautiful condition
- Walk to Station
- Walk to all bus routes

**£220,000 Share of Freehold**

## Front aspect

Your own double glazed door with frosted glass insets:



## Hallway

Laminated wood flooring, radiator, down lighters, power points, doors to all rooms.

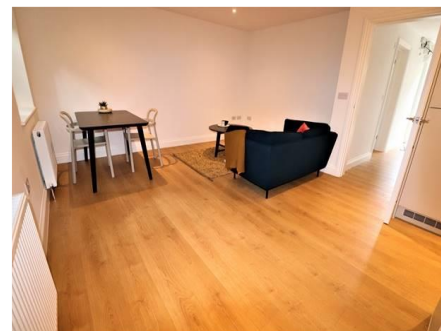
## Open plan Lounge/Diner/Kitchen 14' 9" by 14' (4m 50cm by 4m 27cm), (I)

Double glazed windows to the rear aspect, down lighters, laminated wood flooring, power points, tv point, 2 x radiators, double glazed frosted door to rear aspect, OPEN TO KITCHEN AREA.



## Kitchen area 8' by 7' 5" (2m 44cm by 2m 26cm), (I)

New eye level and base level units with boxed edge work surfaces incorporating a stainless steel sink and single drainer with mixer taps, 4 ring ceramic hob with under oven and over extractor fan, tiled splash backs, power points, laminated wood flooring, integral washing machine, dish washer and fridge freezer.



## Bedroom 1 11' 1" by 9' 9" (3m 38cm by 2m 97cm), (I)

Double glazed window to the front aspect, New carpets, radiator, tv and power points.

## Bedroom 2 10' 3" by 9' 6" (3m 12cm by 2m 90cm), (I)

Double glazed window to the rear aspect, New carpets, radiator, tv and power points.



## Bathroom


3 Piece white suite incorporating a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains rainfall shower over, tiled splash backs, double glazed frosted window to the front aspect, down lighters, heated towel rail, tiled flooring.




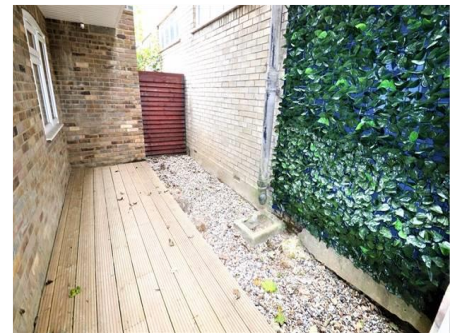
## Rear garden

Shingled area, decking and outside light.

*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
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