



Retort Close, Southend on sea

UNEXPECTEDLY BACK ON THE MARKET: Castle estate agents are delighted to offer **FOR SALE** this wonderfully presented two bedroom ground floor apartment. An internal inspection will reveal a spacious lounge with French doors to the communal gardens, separate modern kitchen and two double bedrooms.

- Two bedrooms
- Fitted kitchen
- En-suite
- Close to all amenities
- Access to the esplanade
- Large lounge
- Two double rooms
- White bathroom suite
- Parking space
- Walk to Southend East train station

£182,500 Leasehold

Front aspect

Entry phone system and Communal door to Communal hall and own front door to:

Inner hallway

Doors to all rooms, electric heater, power points, telephone point, 2 x storage cupboards, Double glazed window to the front aspect.

Lounge/Diner 14'5" by 9'9" (4m 39cm x 2m 97cm) by 19'3" (0m 0cm x 5m 87cm) L Shaped

2 x double glazed windows to the front aspect and double glazed sliding patio doors to the rear aspect, coving, power points, tv point, telephone point, electric heater, open to:

Kitchen 9'1" by 6'6" (2m 77cm x 1m 98cm)

Double glazed window to the rear aspect, down lighters, eye level and base level units, tiled splash backs, roll top work surfaces, stainless steel sink and single drainer with mixer taps, power points, 4 ring gas hob with under oven and over extractor fan, fridge freezer and washing mashing.

Bedroom 1 16'1" by 10'8" (4m 90cm x 3m 25cm) Max

Double glazed window to the rear aspect, electric heater, coving, power points, tv point, tv point.

En-suite

3 piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted mains shower, Double glazed frosted window to the rear aspect, fully tiled, down lighters, electric heater, extractor fan.

Bedroom 2 10'10" by 10'9" (3m 30cm x 3m 28cm)

Double glazed window to the rear aspect, electric heater, power points, coving, telephone point.



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.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, fully tiled, down lighters, electric heater, extractor fan, shaver point.

Externally

Communal gardens mainly laid to lawn with mature borders and 1 x under cover parking space.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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