



Southchurch Avenue, Southend on sea

IDEAL BUY TO LET: Castle Estate Agents are pleased to offer FOR SALE this well presented LARGE STUDIO FLAT with arch to SEPERATE BEDROOM set in this EXCELLENT POSSITION in Southend town centre and within easy walking distance to the STATION, shops, bars and RESTAURANTS.

- Large studio apartment
- Open plan lounge/Kitchen system
- Well presented
- Excellent location
- Separate bedroom
- Double glazed
- Storage heaters
- Chain free
- Walk to station

£115,000 Leasehold

Front aspect

Communal doors with entry phone system leading to stairs and lift to Second floor, communal doors and second entry phone system to communal hall and own hardwood front door to:

Hallway

Doors to all rooms, storage heater in cover, 2 x storage cupboards one housing, laminated wood flooring, entry phone system.

Lounge/Diner/Kitchen 19' 7" by 16' 2" (5m 97cm by 4m 93cm), (I)

Double glazed window to the front aspect, laminated wood flooring, coving, tv and power points, storage heater in cover, open to kitchen and arch to bedroom.

Kitchen area

Eye level and base level units, roll top work surfaces, stainless steel single drainer with mixer taps, 4 ring ceramic hob with under oven and over extractor fan, spot lights, power points, tiled splash backs and flooring, integral fridge and freezer.

Bedroom area 15' 5" by 9' 3" (4m 70cm by 2m 82cm), (I)


Fitted wardrobes, door to hallway, storage heater in cover, power and tv points.


Bathroom

Extractor fan, storage cupboard housing the washing machine, fully tiled walls and flooring, 3 piece White suite comprising of a low level toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with wall mounted electric shower over.



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) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(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		
(39-54) E		51
(21-38) F	22	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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