

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

5 Mariner House, Cole Avenue, Southend-on-Sea, SS2 6BT



£220,000

Situated in the popular and sought after Cole Avenue development in Southend is this well presented first floor flat with L-shaped balcony, large lounge, large bedroom and allocated parking. Close to local shops, amenities and Priory Park, Prittlewell.

Council Tax Band: B. EPC Rating: B. Our Ref: 20121.

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Accommodation comprises:

Entrance via secure communal entrance door to communal entrance hall.

Door to property.

ENTRANCE HALL

Radiator. Wood effect laminate flooring. Storage cupboard. Doors to bathroom, bedroom and lounge/kitchen.



BATHROOM

A three piece suite comprising panelled bath, wall mounted wash hand basin and close coupled wc. Wood effect laminate flooring. Towel rail. Part tiled walls.



BEDROOM 13' x 11' 10" (3.96m x 3.61m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling.



LOUNGE/KITCHEN 24' 3" x 11' 9" (7.39m x 3.58m)



LOUNGE AREA

uPVC double glazed window. Radiator. Wood effect laminate flooring.



Door to **L-SHAPED BALCONY.**



KITCHEN AREA

uPVC double glazed window to side aspect. A range of base and eye level units incorporating roll edge work surface with stainless steel sink with mixer tap and drainer. Integrated oven. Gas hob with stainless steel extractor above. Integrated fridge freezer. Worcester Combi boiler. Continuation of wood effect laminate flooring. Plastered ceiling with downlights. Radiator.



EXTERIOR.

There is allocated parking in Bay 129.

Agents Note:

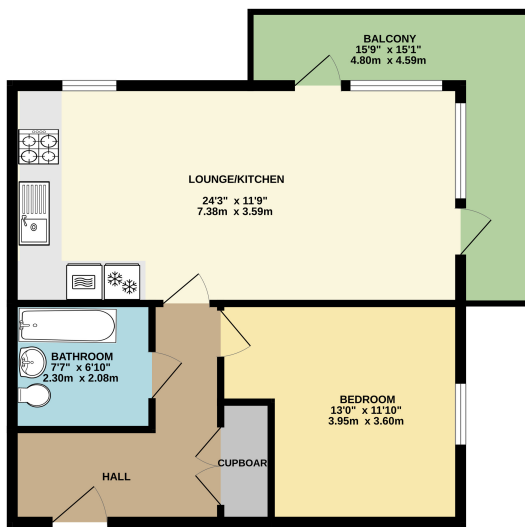
The property benefits from a corner plot giving it an L-shaped balcony.

Lease: 992 years.

Ground Rent: £200 per annum.

Service Charge: £1,200 per annum.

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, doors and windows are an approximation and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency on the date.
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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.