

stuart
thomas



- WELL PRESENTED
- 2 GOOD SIZED BEDROOMS
- DIRECT ACCESS TO LARGE WEST FACING GARDEN
- GAS CENTRAL HEATING

341 Bournemouth Park Road, Southend-on-Sea, Essex, SS2 5LQ Offers In Excess Of £200,000

STUART THOMAS is pleased to bring to the market this spacious 2 bedroom first floor flat with 2 good sized bedrooms, direct access to a large west facing rear garden and the added benefit of gas central heating. With easy access to the A127 and Waitrose a short walk away viewing is advised.



Property Description

ENTRANCE HALL

Entrance via a panelled door with obscure glass into a small hallway with coat hanging facilities. Radiator. Carpet. Stairs to first floor. Additional radiator. Coving. Access to the loft which is partially boarded. Door with leadlight features giving direct access via stairs to the garden.

LOUNGE

15' 02" INTO THE BAY" x 11' 05" (4.62m x 3.48m) Cream fireplace with inset electric fire. Bay window to front. Smooth plastered ceiling with coving. Radiator. Carpet.

KITCHEN

0' 0" x 7' 11" x 2.41m) Range of eye level and base units in light wood effect with granite effect work surfaces over and a one and a half stainless steel sink with tiled splash back. Integrated electric oven. Gas hob with stainless steel chimney extractor fan. Plumbing for a washing machine. Space for a tumble drier. Radiator. Window to rear. Wall mounted boiler.

BEDROOM ONE

14' 11" INTO BAY" x 8' 11" (4.55m x 2.72m) A good sized double bedroom with bay window to the front. Feature picture rail. Smooth plastered ceiling with coving. Radiator. Carpet.

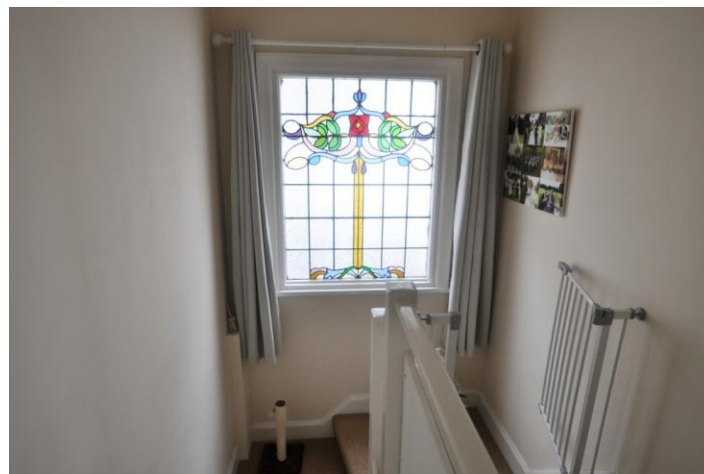
BEDROOM TWO

11' 03" x 9' 05" (3.43m x 2.87m) A great sized second bedroom with a feature picture rail. Coving. Carpet. Radiator. Double glazed window to rear.

BATHROOM

A bathroom with plenty of space! Separate shower cubicle with electric shower. Bath. Pedestal hand wash basin. Close





coupled WC. Half tiled to 2 walls. Heated towel rail. Smooth plastered ceiling with spotlights. 2 adjacent windows with obscure glass.

FRONT GARDEN

The flat enjoys a share of the front garden which is currently shingled but has potential for off street parking subject to planning permission.

REAR GARDEN

Accessed from the flat via stairs the west facing garden is approximately 70 foot unmeasured and commences with a patio area with the remainder being laid to lawn. 2 sheds to remain. Personal side access and outside water tap.

FURTHER INFORMATION

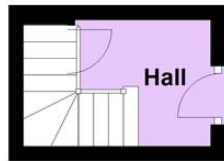
The flat is leasehold with 112 years remaining on the lease. Service charges are paid quarterly and are £83.50 per quarter. Accidental buildings insurance is included in the service charge. Ground rent is £100 per annum paid in 2 instalments of £50 every 6 months.



First Floor

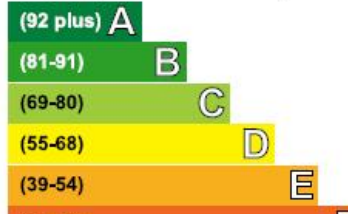


Ground Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	74
55	

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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 and 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