



COLE COURT
SOUTHEND-ON-SEA

1 Nova House Cole Court

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GILBERT
& ROSE

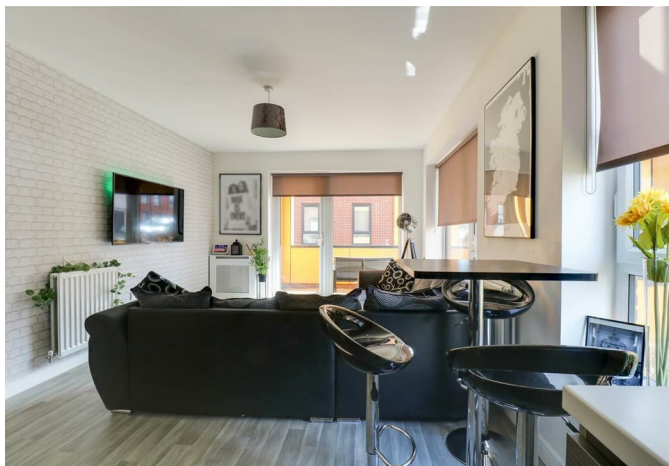
1 Nova House Cole Court Southend-On-Sea SS2 6BQ

Asking price £270,000



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This stunning ground floor flat is the perfect purchase for a couple or young family and comes with excellent local amenities. The property provides an allocated parking space for one vehicle, communal bike storage area and gated access to beautiful communal gardens. This flat has been newly built and decorated to a high standard throughout, walk through the front entrance door and you will find an open plan family room with a modern kitchen and patio doors opening to a private south facing roof terrace which is a wonderful space to relax whilst sipping your morning coffee, immaculate three piece suite bathroom and two great sized double bedrooms with an en-suite to bedroom one. Another true selling point to this incredible property is its fantastic location being a 20 minute walk from Southend Airport train station which is ideal for commuters as you can catch the train to London in an hour, easy access onto the A127, multiple bus connections and only a 5 minute walk from Priory Park where you can meet friends and enjoy long walks in the surrounding nature.



Communal Entrance
Communal hallway leading to front entrance door; intercom system.

Entrance
Entrance door into hallway comprising smooth ceiling with pendant lighting, airing cupboard, storage cupboard, radiator; linoleum flooring, doors to:

Family Room
24'4" x 12'11" (7.42m x 3.96m)
Lounge/Diner:
Double glazed window to side, Double glazed patio doors to front and side opening to private terrace, smooth ceiling with pendant lighting, radiator, linoleum flooring, open into:

Kitchen:
Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink with mixer tap, drainer unit and waste away, integrated oven with four ring gas hob and extractor unit over, integrated fridge freezer, smooth ceiling with fitted spotlights, partially tiled walls, linoleum flooring.

Bedroom One
19'3" x 13'10" (5.89m x 4.22m)
Double glazed window to side, smooth ceiling with pendant lighting, radiator, carpeted flooring, door to:

En Suite
5'6" x 6'11" (1.70m x 2.13m)
Three piece suite comprising double length walk in shower cubicle with handheld rainfall attachment over, wall mounted wash hand basin with mixer tap, low level w/c, chrome heated towel rail, extractor fan, smooth ceiling with fitted spotlights, partially tiled walls, linoleum flooring.



Bedroom Two
11'1" x 8'5" (3.40m x 2.59m)
Double glazed window to front, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

Bathroom
9'1" x 6'11" (2.79m x 2.13m)
Three piece suite comprising panelled bath with mixer taps above and handheld rainfall shower attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, chrome heated towel rail, extractor fan, double glazed obscure window to side, smooth ceiling with fitted spotlights, partially tiled walls, linoleum flooring.

Communal Gardens
Gates providing access to communal gardens with slab paved areas, partial shrubbery, remainder laid to lawn.

Agent Notes
- Allocated parking for one vehicle.
- Communal bike storage area provided.
- 997 years remaining on lease.
- £250 p/a ground rent.
- £950 p/a service charge.