



- TWO BEDROOMS
- USEFUL LOFT ROOM
- WELL FITTED KITCHEN
- LOUNGE

24a Bournemouth Park Road, Southend-on-Sea, Essex, SS2 5LN

Guide Price £225,000

An opportunity has arisen to purchase this first floor two bedroom maisonette conveniently located with the added benefit of a rear garden and a useful loft room. With a long lease too! POSSIBLE INVESTMENT PROPERTY currently producing an income of £10,800 per annum.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall which has stairs leading to the first floor.

FIRST FLOOR LANDING

With doors leading to the accommodation and a staircase leading to the loft room.

LOUNGE

14' 9" x 10' 5" (4.5 into the bay x 3.2m) With a double glazed bay window to the front aspect. Double radiator.

KITCHEN

9' 2" x 6' 6" (2.8m x 2.0m) Well fitted with a range of units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Ceramic hob and a built under oven. Space and plumbing for a washing machine. Wall mounted gas fired central heating boiler. Double glazed window to the front.

BEDROOM ONE

10' 5" x 9' 6" (3.2m x 2.9m) Double glazed window to the rear. Radiator.

BEDROOM TWO

9' 2" x 6' 10" (2.8m x 2.1m) Double glazed window to the rear. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc panelled bath with a mixer tap, shower attachment and shower screen. Wash hand basin with a mixer tap. Radiator. Extractor fan. Ceramic tiling to the shower area.





LOFT ROOM

13' 1" x 13' 1" (4.0m x 4.0m) On the top floor with skylight windows to the front and rear.

REAR GARDEN

Approached via a walkway from Wimbourne Road. Artificial lawn.

GENERAL

Tenure Leasehold We understand the lease was granted for 195 Years from 1st January 1988

Ground Rent £0

We understand it is the responsibility of each flat to insure the premises.

Council Tax band A

Southend on Sea City Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		

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