

**DEDMAN
GRAY**

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Warrior House Southchurch Road, Southend-On-Sea

£130,000



Situated within central Southend is this spacious one bedroom second floor apartment, benefiting from secure entry system and lift services to all floors. The property has a good lease and would be ideal for the first time buyer or investor. Comprises entrance hall, lounge, fitted kitchen and large bathroom. Street parking is available with permit from Southend City Council. Train stations and High Street with its shops, bars and restaurants are but a few minutes walk. Southend Seafront is also within easy walking distance.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Second floor flat
- Lift access
- One bedroom
- Fitted kitchen
- Long lease
- Close to train station and amenities
- Permit parking available

Entrance Hall

21' 6" x 3' 9" (6.55m x 1.14m)

Approached via hardwood entrance door. Wooden flooring, wall mounted panelled electric heater, smooth plastered ceiling, wall mounted electric meter on smart meter and further electric meter for the economy 7 and further fuse box and entry phone system, built storage cupboard with hot water cylinder which the vendor has advised went in around 2020.

Bathroom

11' 7" x 6' 1" (3.53m x 1.85m)

Panelled bath with electric shower over , low flush WC, wash hand basin, wall mounted electric towel rail, tiled floor, bespoke fitted wall cupboard with shelving and cupboard space, smooth plastered ceiling and extractor fan .

Bedroom

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to side, wall mounted infra red heater, LVT luxury vinyl click flooring, coving to smooth plastered ceiling.

Lounge

15' 3" x 1' 3" (4.65m x 0.38m)

Double glazed window to side, WiFi controllable electric radiator , LVT luxury vinyl click flooring, coving to smooth plastered ceiling

Kitchen

11' 1" x 7' 9" (3.38m x 2.36m)

A range of base and eye level units with built in wine rack, ceramic sink unit with mixer taps inset into worktop with recess for a fridge/freezer, plumbing for a washing machine and slimline dishwasher, built in Belling 4 ring ceramic hob with extractor fan above and oven below, tiled floor and coving to smooth plastered ceiling.

Bin Room

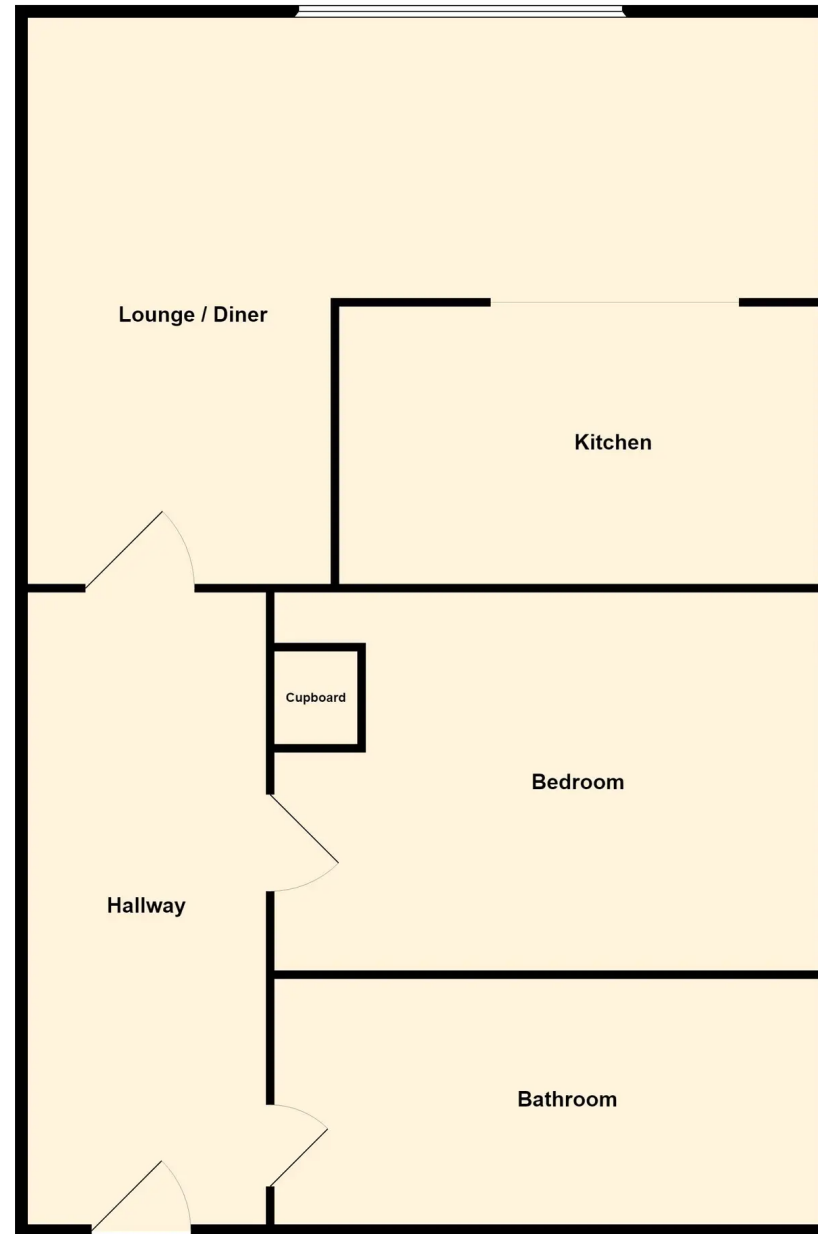
The bin room is on the second floor at the top of the stairs.





ON ROAD

The vendor informs us there is parking available in the road with a parking permit via Southend City Council. Two permits per flat at a cost of £50 per annum per permit.



All measurements are approximate and for display purposes only



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