



- INVESTMENT OPPORTUNITY
- ALLOCATED PARKING
- MODERN KITCHEN
- LUXURY SHOWER ROOM

## 47 The Rowans , Wayletts, Leigh-on-Sea, Essex , SS9 4ED

Offers In Excess Of £155,000

INVESTMENT OPPORTUNITY. Currently LET on an ASSURED SHORTHOLD TENANCY producing an income of £10,200 per annum this beautiful recently refurbished one bedroom ground floor flat offers a stunning open plan lounge / kitchen area, luxury bathroom, double bedroom. Allocated parking with additional visitor spaces. The property is conveniently located within easy access to the A127, local shops and useful amenities.



## Property Description

### GENERAL

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### COMMUNAL ENTRANCE

Door to meter cupboards. Further access to personal entrance door. Access to post boxes.

### ENTRANCE HALL

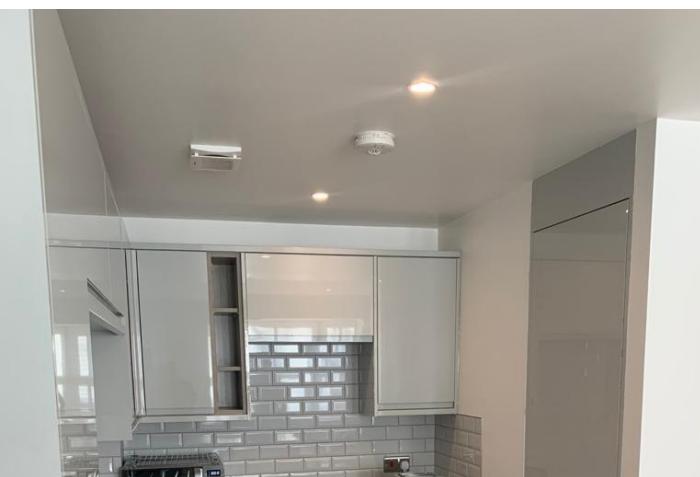
Laminate flooring. Two storage cupboards, airing cupboard houses hot water cylinder. Smooth plastered ceiling.

### LOUNGE

14' 0" x 10' 0" (4.27m x 3.05m) Smooth plastered ceiling with recessed spotlights. Bay window to rear. Electric heater. Oak effect flooring.

### KITCHEN

21' x 10' (6.4m x 3.05m) Smooth plastered ceiling with recessed spotlights. Range of base and eye level units, granite effect work surfaces, stainless steel sink unit with mixer taps over. Plumbing for washing machine and dishwasher. Integrated stainless steel electric oven, four ring hob unit and extractor over. Splash back tiling to work surface areas. Ceiling extractor fan. Oak effect flooring.





#### BEDROOM ONE

11' x 9' (3.35m x 2.74m) Oak effect flooring. Smooth plastered ceiling with recessed spotlights. Window to rear. Electric heater.

#### BATHROOM

This luxury modern bathroom comprises of a three piece suite including a bath with shower and screen over. Wall mounted wash hand basin with vanity unit. Close coupled WC. Chrome heated towel rail. Tiled to all visible walls and floor. Smooth plastered ceiling with recessed spotlights.

#### ALLOCATED PARKING

Allocated parking and visitors parking.

#### COMMUNAL GARDENS

Attractive communal gardens.

#### AGENT NOTES

Tenure - Leasehold.

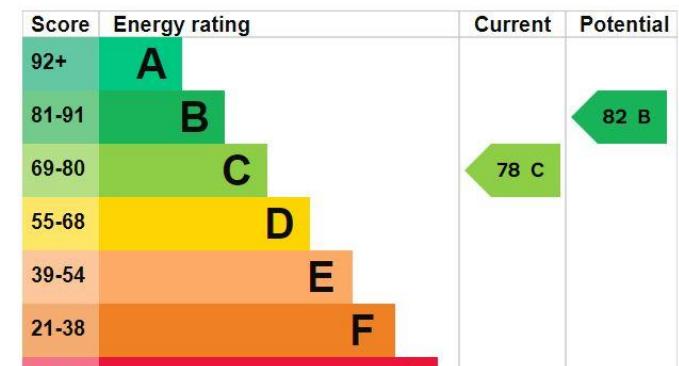
Southend on Sea Borough Council.

Council Tax Band B.

The vendor advises there is 94 years remaining on the lease.

Ground rent is £73.08 per annum.

Service charge is £1,560.42 per annum.



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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 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