

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

Flat 1, 162 Bournemouth Park Road, Southend-On-Sea

£145,000



Convenient ground floor flat needing full modernisation but offering great potential. Features 1 bed, lounge/kitchen, shower room, off-street parking for 1 car, gas central heating, and no onward chain. Ideal blank canvas for customisation.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- One bedroom ground floor flat
- Lounge/kitchen
- Shower room
- No onward chain
- Off street parking to front for one car
- Gas central heating
- In need of full modernisation
- Close to amenities

### Entrance

Communal entrance door that leads to and communal entrance hall with hardwood entrance door leading to

### Lounge/kitchen

Double glazed bay window to front, one radiator, wooden flooring and it is open plan to the kitchen area which offers a range of base and eye level units with a stainless steel sink unit with mixer taps inset to worktop, electric hob with oven below, recess for kitchen appliance

### Shower Room

The shower room comprises of a shower cubicle, Low flush WC and wash hand basin

### Bedroom

13' 4" x 10' 4" (4.06m x 3.15m)

Double glazed window to rear, built in cupboard





**FRONT GARDEN**

Hardstanding area for off street parking

**OFF STREET**

1 Parking Space

Hard standing are at front for off street parking





## Dedman Gray

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