

**DEDMAN  
GRAY**

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

**Flat 9, Freeman Court, 1 Honiton Road**

Southend-On-Sea

**£197,500**



Modern 2-bed flat in prime location with contemporary design near seafront and city centre. En-suite master bedroom, allocated parking in gated area, communal sun terrace with BBQ area. Security features and communal amenities.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 2 Bedrooms
- Large First floor apartment with own balcony
- Bright & Spacious Lounge/kitchen
- Master bedroom with en-suite shower room
- Modern three piece bathroom
- Allocated Parking Within A secure Gated Car Park
- Communal Timber Decked Sun Terrace
- Close Proximity To The Seafront And City Centre
- Modern Fitted Kitchenette With Integrated Appliances

### Entrance

Communal security entrance door leading to the communal hall with stairs to the first floor flat with entrance door leading to

### Entrance Hall 7' 4" x 6' 4" (2.24m x 1.93m)

Newly decorated and carpets, wall mounted electric heater, smooth plastered ceiling, wall mounted entryphone and built in cupboard housing the pressure domestic hot water cylinder

### Lounge/kitchen 17' 7" x 15' 1" (5.36m x 4.60m)

Bright and spacious lounge/kitchen room with full length double glazed window and sliding door to front and further to side, wall mounted electric heater, smooth plastered ceiling, newly decorated and carpeted and open plan to a fitted kitchen with its range of base and eye level units, stainless steel sink unit with mixer taps inset to worktop, built in electric 4 ring hob with extractor fan above and oven below and recess for a washing machine with plumbing under the sink. Access to a good sized BALCONY to front.

### Own balcony

### Master bedroom 11' 3" x 9' 7" (3.43m x 2.92m)

Spacious room with double glazed window to side, fitted wardrobes with sliding mirror doors, smooth plastered ceiling, newly decorated and carpeted, wall mounted electric heater and door leading to:

### En Suite Shower Room

Comprises of a walk in shower with opening doors, wash hand basin with mixer taps, low flush WC, shaver point, extractor fan, wall mounted electric Dimplex heater, smooth plastered ceiling with down lighters.

### Bedroom 2 8' 5" x 6' 4" (2.57m x 1.93m)

Double glazed window to front, wall mounted heater, smooth plastered ceiling, newly decorated and carpeted.

### Bathroom 7' 3" x 4' 9" (2.21m x 1.45m)

Comprises panelled bath with central mixer taps and shower attachment, wash hand basin with mixer taps, low flush WC, a shaver point, extractor fan and Dimplex wall mounted electric heater, smooth plastered ceiling with down lighters.





### **Communal Garden**

Situated at the rear of the Freeman Court complex the sun terrace is accessed via stairs from the communal car park and is well presented and stocked with pot plants, seating and outdoor garden area with exterior water supply and lighting.

### **Secure gated**

#### **1 Parking Space**

Our vendor advises the property comes with an allocated space in the covered, secure gated resident's car park which accessed via an electronic gate in Honiton Road and activated by an electronic key fob. There is also access to a communal bicycle store.





## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

