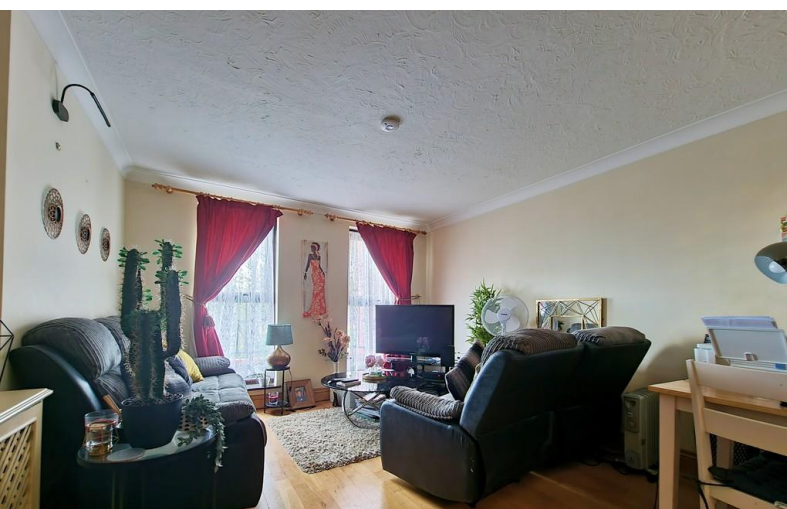


FOR SALE



Marks Court, Southend On - Sea

2 Bedrooms, 1 Bathroom, Purpose Built Flat

Asking Price Of £200,000





- TWO DOUBLE BEDROOMS
- MARKS COURT DEVELOPMENT
- OFF STREET PARKING
- 124 YEAR LEASE
- NO ONWARD CHAIN
- POTENTIAL RENTS OF £850+
- CLOSE TO SEAFRONT

Martin & co Southend with no onward chain this two bedroom mid floor purpose built apartment is situated within the popular 'Marks Court' gated development situated just yards from the seafront and within easy access of rail stations and the city centre. Ideal for homeowner or Investment BTL potential with current rental of 775pcm. Newly renewed lease of 124 years. Well presented throughout the apartment benefits from newly fitted double glazed windows. kitchen/ breakfast room and bathroom. Offering a spacious lounge, two good sized bedrooms. Off street parking and an internal viewing is recommended.

ENTRANCE HALLWAY

LOUNGE 11' 8" x 14' 4" (3.56m x 4.38m) Double glazed windows to front aspect.

KITCHEN 11' 8" x 9' 6" (3.56m x 2.91m) Wall and base units fitted with integral sink and cooker.

BATHROOM 6' 2" x 7' 8" (1.90m x 2.34m)

BEDROOM 1 8' 8" x 13' 6" (2.65m x 4.13m) Double glazed window to rear aspect.

BEDROOM 2 6' 11" x 12' 8" (2.13m x 3.87m) Double glazed window to rear aspect.

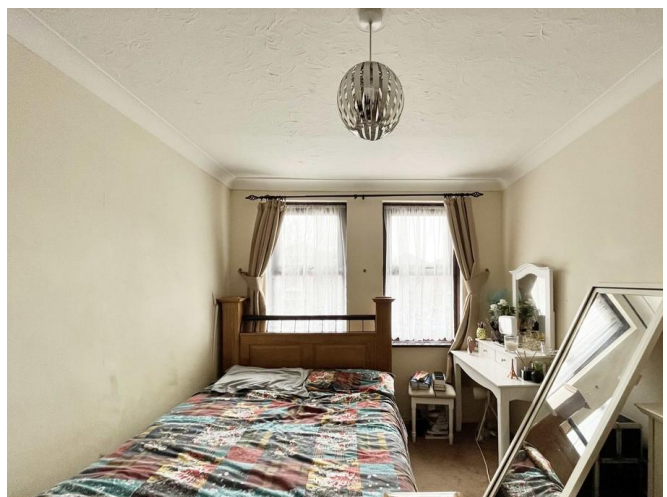
PARKING Off street parking within development

Lease 124 Years Remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		



Ground rent £124 pa
Service charge £1299 pa
Council tax C



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Global Portfolio

134a - 136a London Road • Southend-On-Sea • SS1 1PQ

T: 01702 430417 • E: sales.southend@martinco.com

01702 430417

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.