

**DEDMAN  
GRAY**

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**Flat 27, Meridian Point, 445 Southchurch Road**

Southend-On-Sea

**Leasehold £170,000**



Prime location two-bedroom apartment near Southend high street and seafront. Ideal for first-time buyers/investors with modern open plan living, electric gated parking, lifts, and security entry. Convenient for commuting, walking distance to station, shops, and restaurants. Security, comfort, and convenience at its best. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two bedroom second floor apartment
- Open plan kitchen/living
- Close to Southend high street and seafront
- Walking distance to Southend East station
- Ideal first time buyers or as a rental investment
- Close to all local amenities
- Allocated electric gated parking
- Lifts to all floors
- Security entry intercom system

### Communal Entrance

Communal entrance with stairs and lifts to all floors. Door leading to:

### Entrance | Hall

Built in storage cupboard.

### Kitchen/Living Space

19' 8" x 16' 9" (6.00m x 5.10m)

Double glazed window and door leading to a Juliet balcony, tv point. The kitchen area comprises of fitted white base and eye level units, grey granite effect work surfaces with tiled splashbacks, inset glass top electric hob with extractor above and oven beneath, space for fridge/freezer, inset spotlights, plumbing for washing machine and dishwasher.

### Bedroom 1

12' 10" x 10' 6" (3.90m x 3.20m)

Double glazed window to rear, built in mirrored wardrobes, ceiling fan/light to remain (adjustable for summer and winter months).

### Bedroom 2

10' 6" x 9' 6" (3.20m x 2.90m)

Double glazed window to rear.

### Bathroom

Suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer taps and shower attachment, tiled and mirrored wall, extractor fan.



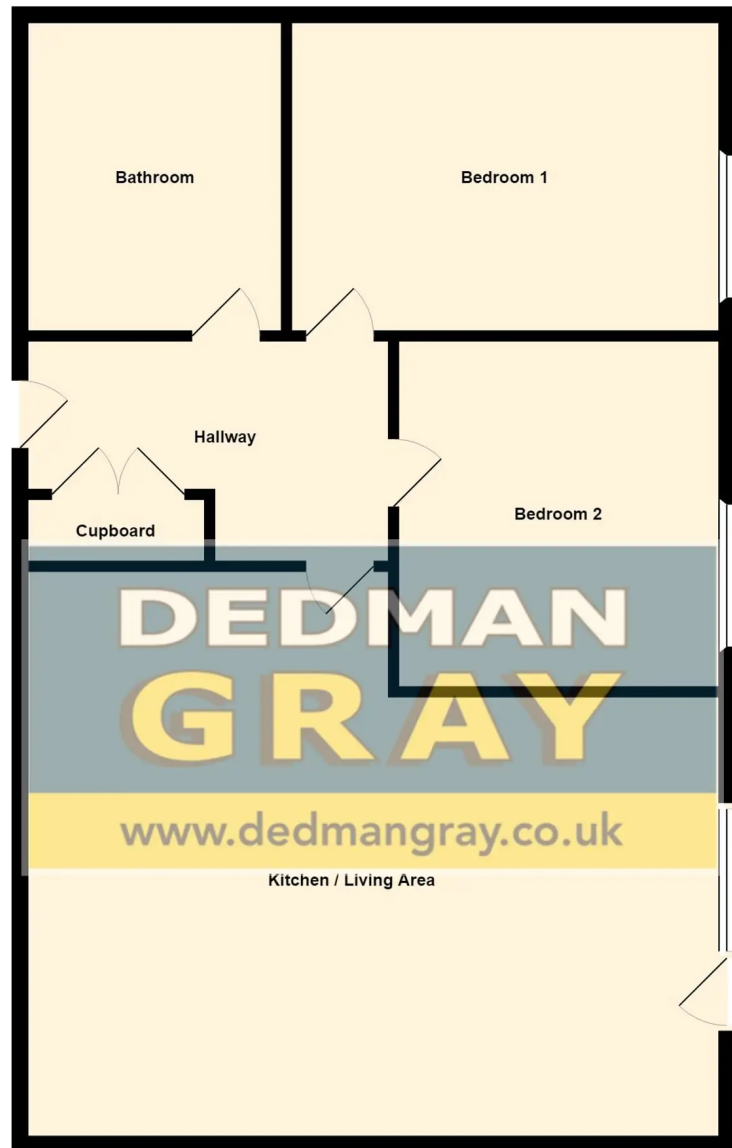


## GARDEN

### ALLOCATED PARKING

1 Parking Space

Allocated secured parking for one vehicle.



27, Meridian Point, Southchurch Road, SS1 2EB  
All measurements are approximate and for display purposes only



## Dedman Gray

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