

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Royal Court, Guildford Road, Southend-on-Sea, SS2 5BH



### Guide Price: £189,000

Situated in the heart of Southend within very close walking distance all local amenities offered by this city centre location, railway station with direct links to London, Liverpool Street and seafront, is this stunning first floor apartment. Providing modern open plan living accommodation throughout with open plan kitchen and lounge with a large enclosed balcony (providing seating space for three/four people), two bedrooms, with en suite to master bedroom and private residents parking for one vehicle behind electric gates with additional visitor parking.

Council Tax Band: C. EPC Rating: B.

No onward chain. Viewing highly recommended. Our Ref: 20137.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via communal entrance door with security entry system to communal entrance hall. Stairs to first floor accommodation.

Personal door to apartment.

### SPACIOUS ENTRANCE HALL

Airing cupboard.

### OPEN PLAN LOUNGE/KITCHEN 19' 9" x 18' 4" (6.02m x 5.59m)

Double glazed patio doors providing access to a **LARGE ENCLOSED BALCONY** of sufficient size to seat three/four individuals. Electric storage radiator. Wood effect flooring. Plastered ceiling.



### KITCHEN AREA

Double glazed window to rear aspect. A range of base and eye level units incorporating granite effect work surface with inset one and a half stainless steel sink drainer unit. Integrated electric oven. Electric hob with stainless extractor chimney above. Integrated eye level microwave. Integrated dishwasher. Space and plumbing for washing machine. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



### MASTER BEDROOM 12' 7" x 9' 9" (3.84m x 2.97m)

Double glazed window to front aspect. Wardrobes with mirror fronted sliding doors to one wall. Electric storage radiator. Coving to plastered ceiling. Door to en suite.







### EN SUITE

A three piece suite comprising corner shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Tiled flooring. Part tiled walls.



### BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.59m)

Double glazed window to front aspect. Electric storage radiator. Coving to plastered ceiling.



### BATHROOM

A three piece suite comprising panelled bath with chrome taps and shower attachment, wall mounted wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



## EXTERIOR.

To the rear of the block there is illuminated private residents parking for one vehicle per property, plus several visitor spaces, all accessed via electric gates. There is also a garden in the car park together with bin store.

### **Agents Note:**

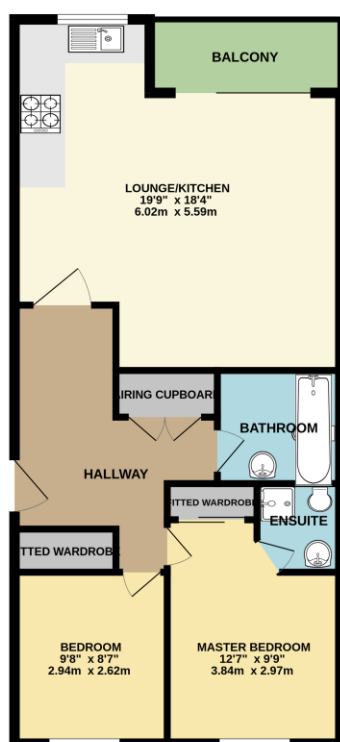
*Lease of approximately 134 years.*

*Service Charge: Currently £1,700 per annum.*

*Ground Rent: £119 per annum.*

*Managing Agent: Metta Property Management.*

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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### Consumer Protection from Unfair Trading Regulations 2008.

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. 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 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.