



AUDLEY COURT

SOUTHEND-ON-SEA, SS1 2ZS

GUIDE PRICE £210,000
LEASEHOLD

** £210,000 - £230,000 - TWO DOUBLE BEDROOM TOP FLOOR APARTMENT BOASTING SUMPTUOUS SEA VIEWS, ALLOCATED PARKING IN A GATED CAR PARK, LIFT ACCESS AND TWO BATHROOMS. PERFECTLY POSITIONED TO OFFER ACCESS TO TRAVEL LINKS INTO CENTRAL LONDON. A FANTASTIC FIRST TIME PURCHASE OR DOWNSIZE **

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Two double bedroom top floor apartment
- Stunning seafront views
- Allocated parking in a secure gated car park
- Lift access
- Two bathrooms
- Light-filled open plan living accommodation
- Ample storage
- Wonderful location close to fantastic amenities
- Within easy reach of Southend East Train Station for access into Central London
- Fantastic first time purchase or downsize



A beautifully presented two double bedroom top floor apartment with direct sea views, set within the highly sought-after Audley Court development on Forge Way.

This tastefully decorated apartment occupies a peaceful position in this quiet, well-established residential development, just moments from Southend seafront. Enjoying wonderful sea views from its elevated position, the property offers an ideal blend of coastal living and convenience.

Internally, the apartment is light-filled and superbly presented throughout. The heart of the home is a generous open-plan lounge and kitchen, complete with integrated appliances and a Juliet balcony – the perfect spot to enjoy morning coffee while soaking up the tranquil sea views. There are two good-sized double bedrooms, both benefiting from excellent natural light. The master bedroom features its own luxurious en-suite shower room, while a stylish main family bathroom is accessed via the hallway, alongside a large storage cupboard, providing valuable additional space.

Further benefits include a long lease in excess of 100 years, allocated off-street parking in a secure gated car park, and convenient lift access to the top floor. Ideally suited as a fantastic first-time purchase or an attractive downsize, this apartment represents an excellent opportunity to acquire a well-maintained

coastal home in a prime location. Early viewing is highly recommended.

Two bedroom top floor apartment

Reception hall with storage cupboard

Lounge/kitchen/diner

Comprises a range of base and wall mounted units complemented by roll edge work surfaces with inset single bowl sink and tiled splashbacks. Inset electric hob with extractor over. Integrated oven and microwave. Integrated fridge/freezer, dishwasher and washer/dryer. This open plan space allows for a dining table and separate seated reception area ahead of a double glazed window and double glazed French doors that open onto a south facing Juliette balcony with extensive views of the Thames Estuary.

Bedroom one

Double glazed window to south aspect with estuary views. Door to:

En-suite shower room

Tiled walls and tiled floor. Suite comprising corner shower cubicle, low level W.C. and wall mounted wash hand basin. Heated towel rail. Extractor fan.

Bedroom two

Double glazed French doors open onto a south facing Juliette balcony with estuary views.

Bathroom

Tiled walls and tiled floor. Suite comprising panelled

bath with shower attachment, low level W.C. and wall mounted wash hand basin. Heated towel rail.
Extractor fan.

Allocated parking in gated car park

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ADDITIONAL INFORMATION

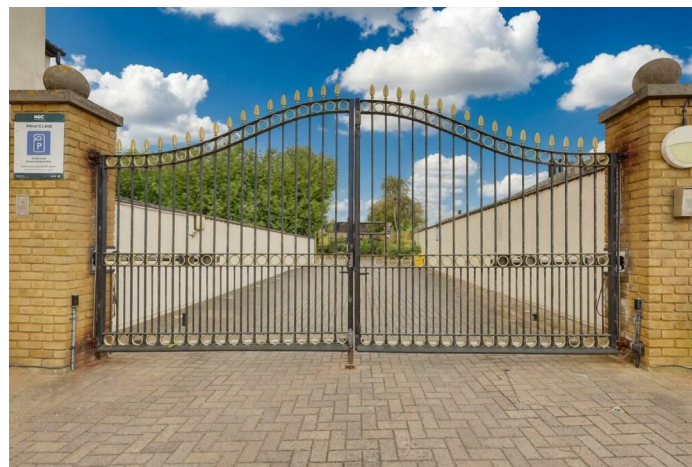
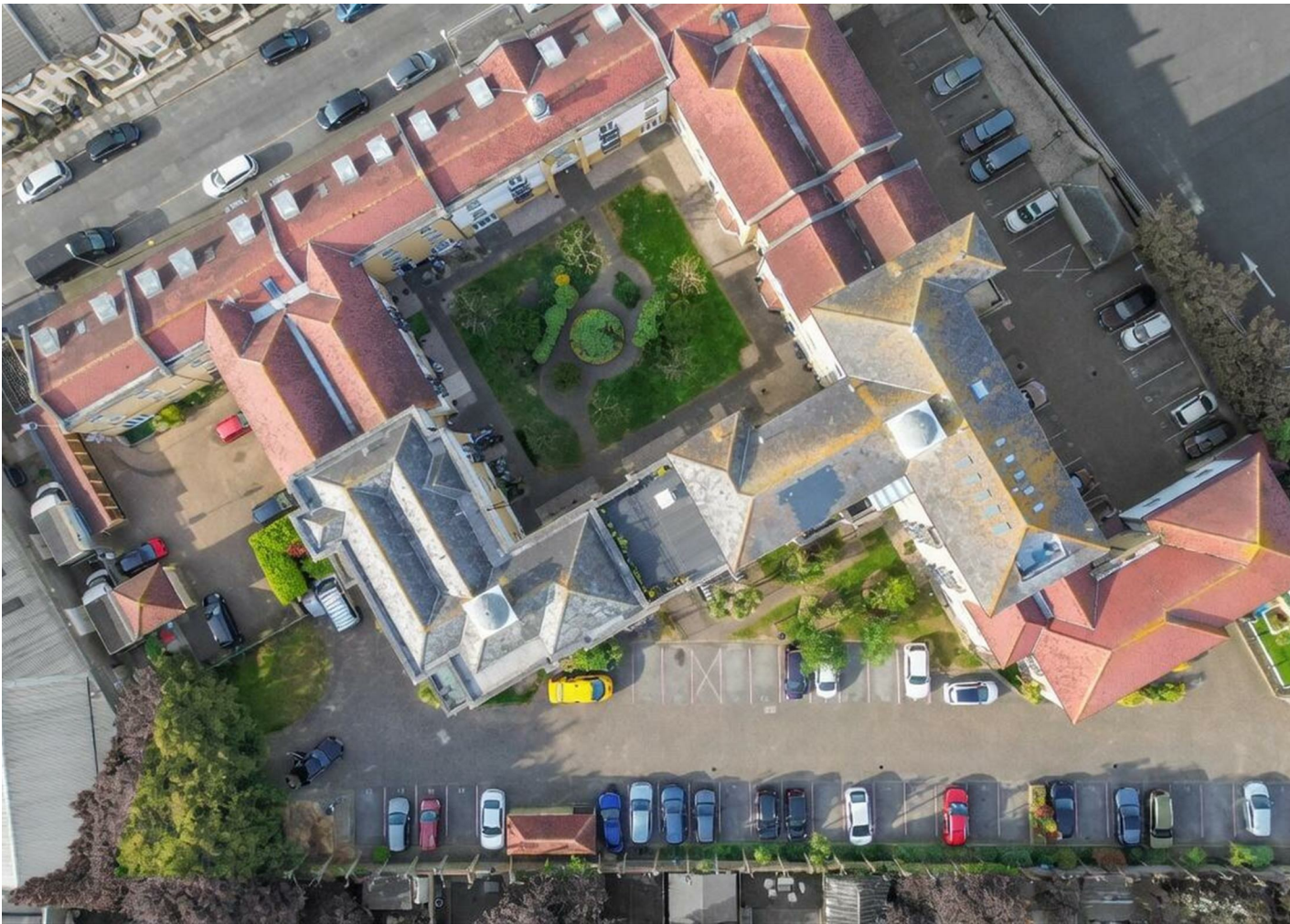
Local Authority – Southend

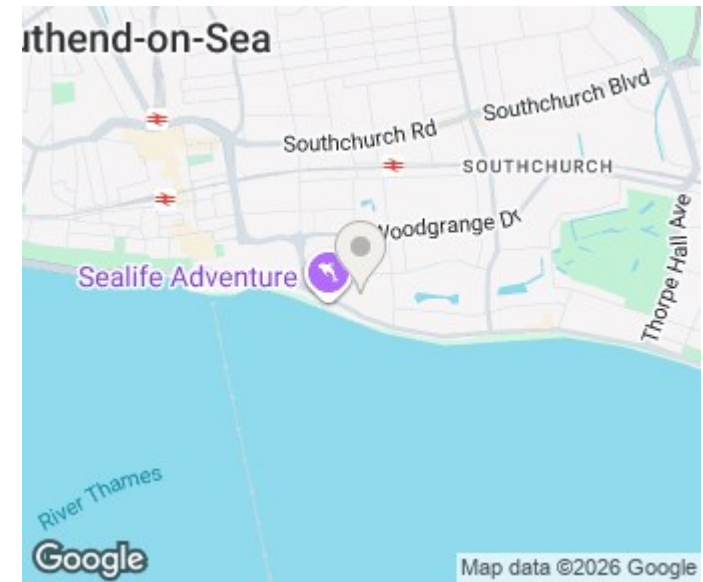
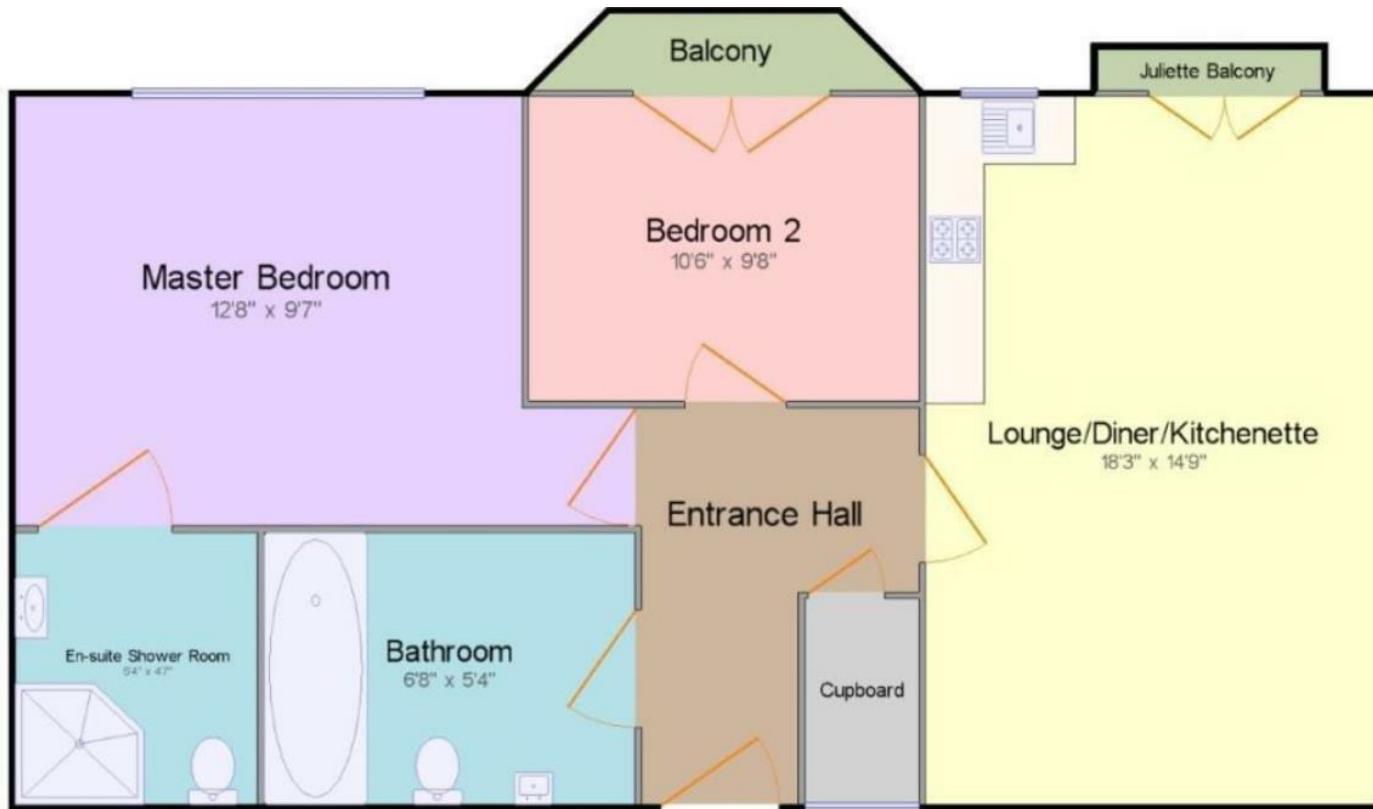
Council Tax – Band D


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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