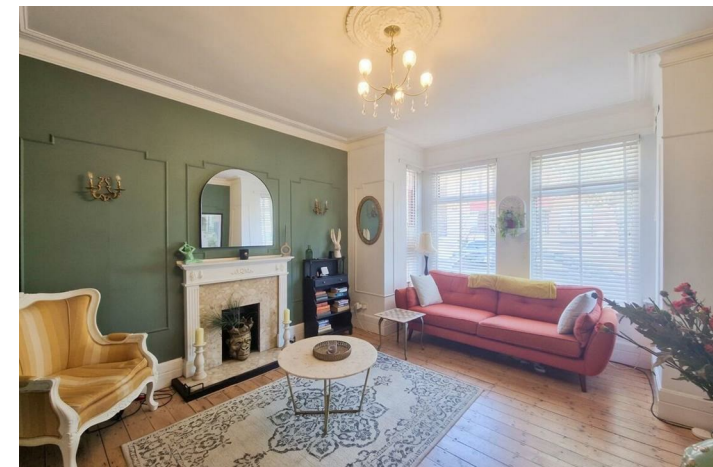




BAXTER AVENUE

SOUTHEND-ON-SEA, SS2 6HX

GUIDE PRICE £220,000
LEASEHOLD

** SENSATIONAL GROUND FLOOR FLAT BOASTING 657 SQ FEET OF LIVING SPACE - UTILITY ROOM, GREAT SIZE KITCHEN/DINER, PRIVATE GARDEN AND DRIVEWAY FOR TWO CARS - CLOSE TO TWO MAJOR RAIL SERVICES SERVING LONDON - 147 YEAR LEASE, NO GROUND RENT OR SERVICE CHARGES - GUIDE PRICE £220,000-£240,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

BAXTER AVENUE

- Simply stunning and sizeable ground floor flat
- 657 square feet - larger than many two bedrooms in this location
- Large double bedroom
- Living room with feature bay window
- Modern kitchen/diner & utility room off
- Great size bathroom/WC
- Double glazed & gas central heating
- 42ft private garden & driveway with parking for two cars
- 147 year lease - No ground rent or service charges
- Close to the City centre & major rail links serving major London stations



RP&C Estate Agents are delighted to present this quite stunning and exceptionally spacious one bedroom ground floor apartment, ideally positioned in the heart of Southend-on-Sea. The property has far larger accommodation than typically found in a one bedroom property, and even exceeding the size of many two-bedroom apartments. This impressive home is perfect for first-time buyers, downsizers or investors alike.

The accommodation comprises a generous entrance hall leading to a superb sized lounge, an exceptionally spacious double bedroom, and a fantastic kitchen/diner providing ample space for dining and entertaining. Off the kitchen is a practical utility room, which in turn leads to a large bathroom/WC.

Further benefits include gas central heating, double glazing throughout, a private rear garden offering excellent outdoor space, and a driveway to the front providing off street parking for two vehicles.

The location is a real highlight, being within easy walking distance of Southend City Centre, the High Street, local parks, the seafront, and excellent transport links, including both London Liverpool Street and London Fenchurch Street rail services, making this an ideal choice for commuters.

An internal viewing is highly recommended to fully

appreciate the size, quality and superb location of this outstanding apartment.

Communal Entrance Hallway

There is also a self contained entrance to the side should this be more convenient.

Entrance Hallway

Storage cupboard.

Living Room 14'6 x 13'2

Double Bedroom 12'4 x 11'6

Kitchen/Diner 13'4 x 11'6

Utility Room 10'8 x 3'7

Bathroom/WC 9'5 x 7'5

Private Garden

The garden measures approximately 42 feet in length and mainly laid to lawn, fencing to boundaries. There is a shed measuring 11'2 x 3'11 to remain.

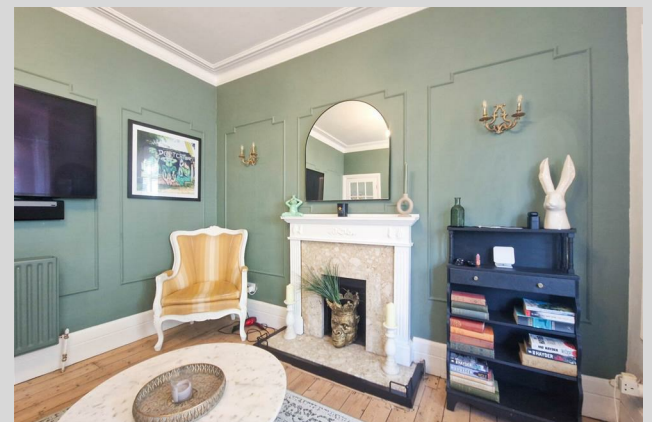
Driveway

There are two parking spaces belonging to the property immediately to the front of the building.

Agents Note

There are approximately 147 years to run on the current lease. There are no ground rent or service charges.

BAXTER AVENUE





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ADDITIONAL INFORMATION

Local Authority – Southend

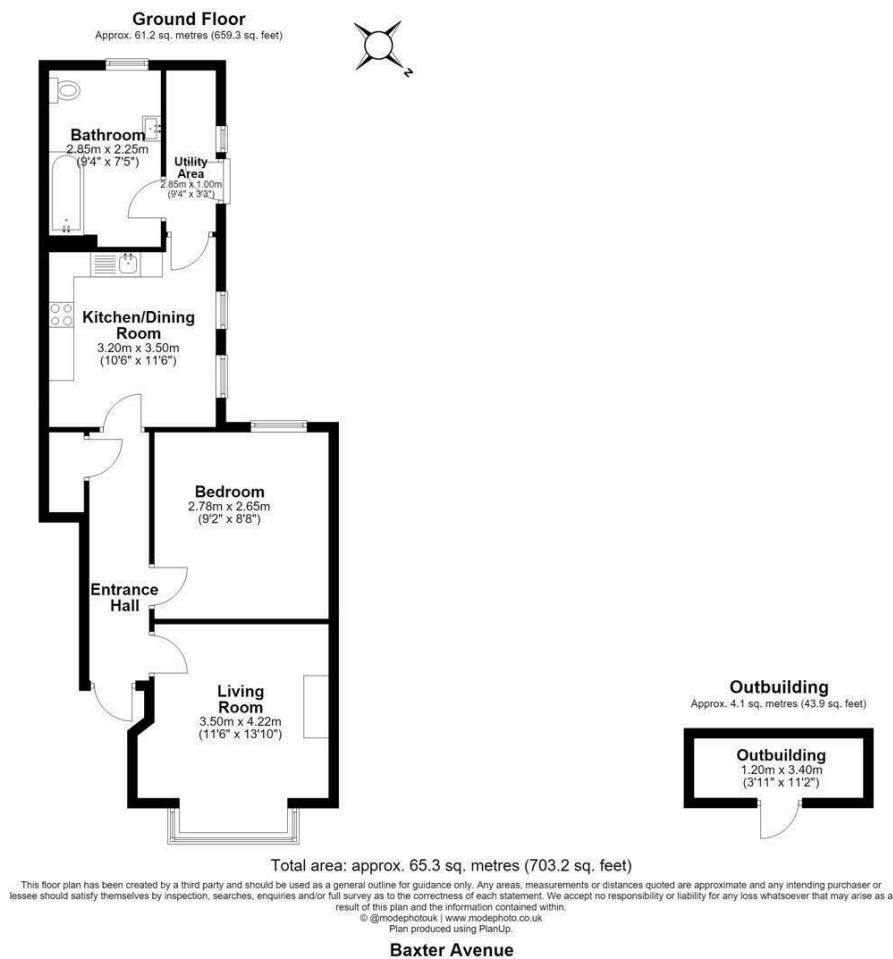
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 657.00 sq ft

Tenure – Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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RICKY, PLANT & CHEN-PORTER