



## **Albert Road, Southend on sea**

LONG LEASE: Castle Estate Agents are pleased to offer FOR SALE this very well presented one bedroom ground floor apartment set in this ideal position within easy walking distance to Southend seafront, station, buses, shops, bars and restaurants.

- One bedroom
- West facing garden
- New bathroom
- Long lease
- Double glazing
- Ground floor
- New kitchen
- New boiler
- Chain free
- Gas central heating

**£145,000    Leasehold**

## Front aspect

Small front garden leading to a communal door and inner hallway with coving and own front door to:

## Lounge 12'0" by 10'0" (3m 66cm x 3m 5cm)

Double glazed bay window to the front aspect, radiator, original coving and ceiling rose, feature fire place with wood surround, power points and tv point, arch to kitchen.

## New Kitchen 10'0" by 8'0" (3m 5cm x 2m 44cm)

Eye level and base level units, roll top work surfaces, built in 4 ring Stainless steel hob, under over and over extractor fan, tiled splash back, power points, stainless steel single drainer and sink with mixer taps, double glazed window and hardwood door with frosted glass insets to the rear aspect, arch to inner hallway with the original coving to:

## Bedroom 12'0" by 8'0" (3m 66cm x 2m 44cm)

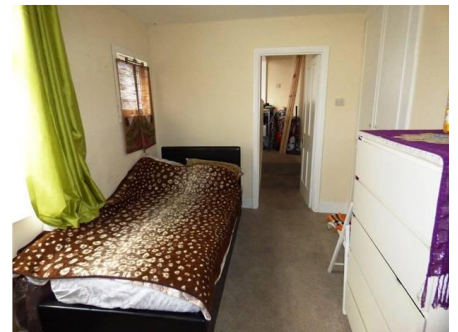
Double glazed window and frosted window to the side aspect, spot lights, radiator, power points, fitted storage cupboard.

## New shower room


3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, double shower cubicle with glass door, wall mounted mains rain full shower, fully tiled, double glazed frosted window to the rear aspect, radiator, extractor fan, tiled flooring, storage cupboard housing the new boiler.


## Rear garden

Approx 35ft West facing, paved patio area, outside tap, mature shrub borders.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	80
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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