



Albert Road, Southend on sea

IDEAL BUY TO LET/FIRST TIME BUYER: Castle Estate Agents are pleased to offer FOR SALE this completely refurbished first floor One bedroom flat finished to a high standard and set in this quiet road within close proximity to SOUTHEND SEA FRONT, station, local shops and bus routes.

- One bedroom
- Completely refurbished
- Chain free
- Gas central heating
- New shower room
- First floor
- Long lease
- Double glazed
- New kitchen
- New carpets

£135,000 Leasehold

Front aspect

Communal hardwood door with frosted glass inset to:



Communal hallway

Laminated wood flooring, ornate coving, own hardwood door to:

Inner hallway

Stairs to first floor and staggered landing with new carpets, doors to all rooms, 2 x loft access.

Lounge 15'0" by 11'0" (4m 57cm x 3m 35cm)

2 x Double glazed windows to the front aspect, radiator, new carpets, power points.



Kitchen/Breakfast room 15'0" by 9'0" (4m 57cm x 2m 74cm) Max

New eye level and base level units, roll top work surfaces, incorporating a stainless steel sink and single drainer with mixer taps, 4 ring gas hob with under oven and over extractor fan, space for washing machine and dish washer, brick style tiled splash backs, power points, radiator, double glazed windows to the rear and side aspect, door to:



New shower room

2 Piece White suite comprising of a hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains shower and glass door, fully tiled, heated towel rail, tiled flooring, extractor fan.



Bedroom 9'5" by 9'3" (2m 87cm x 2m 82cm)


Double glazed window to the rear aspect, new carpets, power points and radiator.


Seperate toilet

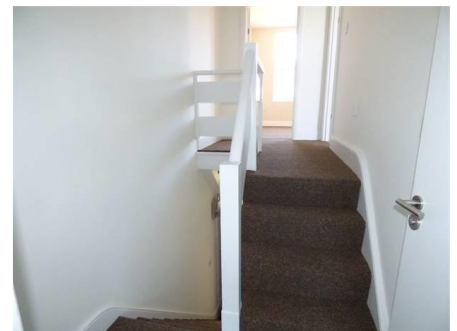
White low level flush toilet, double glazed frosted window to the side aspect, tiled splash backs, laminated wood flooring.



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		79
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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