



## Bournemouth Park Road, Southend

**WALK TO STATION:** Castle Estate Agents are pleased to offer FOR SALE this One bedroom GROUND FLOOR APARTMENT set in this ideal position for all amenities including, STATION, shops, bars, restaurants, SEA FRONT and bus routes, this property has many benefits including, SHARE OF FREEHOLD and CHAIN FREE

- One double bedroom
- Kitchen/Breakfast room
- Share of freehold
- Walk to Station
- Walk to bars and restaurants
- Ground floor apartment
- Rear garden
- Chain free
- Walk to sea front
- Walk to bus routes

**£189,995 Share of Freehold**

## Front aspect

Hard standing off street parking x 1 car with hardwood communal door with frosted glass insets to communal hall with coving, ceiling rose, dado rail, laminated wood flooring and cupboard housing meters and own hardwood front door to:

## Lounge 15' by 12' (4m 57cm by 3m 66cm), ( )

Double glazed boxed bay window to the front aspect, original, coving, radiator, power points, tv point, feature fire place.



## Inner hallway

Doors to all rooms, laminated wood flooring, dado rail, radiator, storage cupboard.

## Bedroom 11' 8" by 10' (3m 56cm by 3m 5cm), ( )

Double glazed window to rear aspect, radiator, power points, laminated wood flooring, original coving.



## Kitchen/Breakfast room 11'6" by 10'8" (3m 51cm x 3m 25cm)

Eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with a mixer tap, stainless steel 4 ring gas hob, under oven, radiator, power points, tiled splash backs, wall mounted boiler, double glazed windows to side aspect, coving.



## Small hallway

Double glazed door and windows to side aspect, coving, space for washing machine and tumble dryer.

## Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, radiator, extractor fan, tiled flooring, double glazed frosted windows to the rear aspect.



## Courtyard

Approx 20ft, Astro turfed, outside tap.

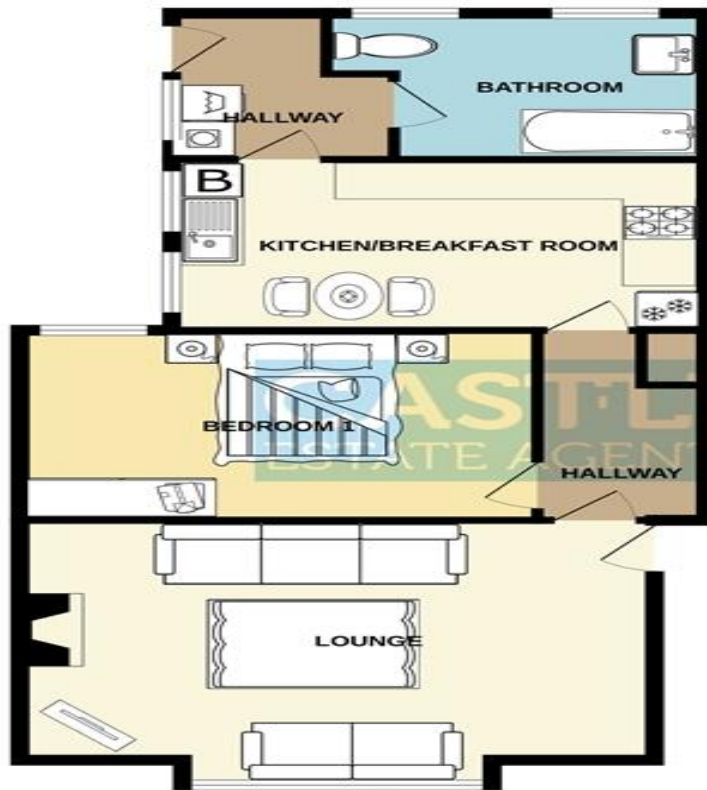
*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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