



3A The Renown

**G R**  
GILBERT  
& ROSE



3A The Renown  
Southend-On-Sea  
Essex  
SS3 9UU

Asking price £95,000



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Are you looking for your next project? This ground floor flat is an ideal purchase for first time buyers looking to get onto the property ladder, this could truly be something special with a fresh lick of paint, create a blank canvas and put your mark on this property. Inside, you will find a spacious lounge which opens into the kitchen area, great sized double bedroom and an immaculate three piece suite bathroom. The true selling point to this property is its fantastic location with great local amenities such as shops and restaurants, you can also walk out of the front door and be in Friars Park within 2 minutes where you can enjoy walking in the surround nature. This is a perfect property for commuters as you are only a 15 minute walk from Shoeburyness train station where you can catch the train to London in an hour, and only a 20 minute walk from east beach where you can relax on weekends by soaking up the stunning coastal views and scenery.



Entrance

Entrance door into porch comprising panelled ceiling with ceiling light, carpeted flooring, door to:

Lounge

16'8" x 12'5" (5.10m x 3.79m)

Double glazed window to front, panelled ceiling with ceiling lighting, mantelpiece, radiator, carpeted flooring, open into:

Kitchen

9'5" x 5'11" (2.88m x 1.81m)

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink and drainer unit, integrated oven with four ring electric hob and extractor unit over, space for under work surface fridge, space for washing machine, panelled ceiling with ceiling light, partially tiled walls, laminate flooring.

Bedroom

16'8" x 8'1" (5.10m x 2.48m)

Double glazed window to front, panelled ceiling with ceiling light, radiator, carpeted flooring.



Hallway

Panelled ceiling with ceiling light, door to storage cupboard, carpeted flooring door to:

Bathroom

Three piece suite comprising corner shower cubicle with handheld attachment over, pedestal wash hand basin with mixer tap, low level w/c, extractor fan, two wall mounted cabinets, panelled ceiling with ceiling light, laminate flooring.

Front Entrance

Hardstanding pathway leading to entrance door, remainder laid to lawn.

Agent Notes

Lease details - 64 years remaining.

Ground rent - £100 p/a.

Parking - Property has a public open carpark to side.