



110a London Road

**G R**  
**GILBERT  
& ROSE**

110a London Road  
Southend-On-Sea  
Essex  
SS1 1PQ

Guide price £190,000



Guide Price £190,000 - £200,000

This modern first floor flat is located only a stones throw from Southend Town Centre in the heart of Southend-On-Sea. It is the ideal purchase for a first time buyer or even for those looking to live on one level. The property was built back in the 1920's and because of this it offers spacious living accommodation throughout with lots of light coming into the property as well as two double bedrooms, lounge/diner to front, modern fitted kitchen with breakfast area and large bathroom suite with walk in shower cubicle. Location wise, this property is situated only a few minutes walk from the vibrant high street where you can take advantage of all the fantastic shops, cafe's and restaurants, a 7 minute walk from Southend Victoria train station and a 15 minute walk from Southend seafront where you can enjoy long scenic walks all year round.



#### Communal Entrance

Door into communal hall with further front door providing access to stairs leading to first floor flat.

#### Landing

Coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, doors to:

#### Lounge/Diner

17'8 x 12'8 (5.38m x 3.86m)

Double glazed bay window to front, double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiators, carpeted flooring.

#### Kitchen

12'0 x 9'1 (3.66m x 2.77m)

Modern fitted kitchen with a range of gloss wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink and drainer unit, space for range style cooker with extractor unit over, further breakfast bar area with space for seating, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge freezer, double glazed window and double glazed door to rear providing access to private balcony and rear garden, coved cornice to smooth ceiling with fitted spotlights, radiator, vinyl flooring.

#### Bedroom One

12'8 x 11'3 (3.86m x 3.43m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.



#### Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

Double glazed window to side, smooth coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bathroom

9'3 x 7'6 (2.82m x 2.29m)

Modern three piece suite comprising panelled bath, double length walk in corner shower cubicle, wash hand basin set into vanity unit, double glazed obscure windows to side, coved cornice to smooth ceiling with fitted spotlights, chrome heated towel rail, partially tiled walls, vinyl flooring.

#### Separate W/C

Two piece suite comprising low level w/c, wash hand basin set into vanity unit, obscure double glazed window to side, coved cornice to smooth ceiling with pendant lighting, radiator, vinyl flooring.

#### Balcony

Stairs leading down to rear garden.

#### Rear Garden

Mainly block paved with shrubs that boarder, rear access.

#### Agents Notes

There is 159 years remaining on the lease.

The ground rent is £60 per year.

The Service Charge is £115 per year.

The managing company is Pier Management.



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