

SCOTT &  
STAPLETON

**WARRIOR HOUSE**  
Southend-On-Sea, SS1 2LZ  
**£150,000**







## WARRIOR HOUSE

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SOUTHEND-ON-SEA, SS1 2LZ

\*\*\* INVESTMENT OPPORTUNITY \*\*\* Scott & Stapleton are delighted to offer for sale this city centre purpose built apartment which would make a perfect investment purchase currently having a long term tenant with an annual yield in excess of 7%.

This super flat has a modern & bright interior with a spacious lounge, 2 good size bedrooms & modern fitted kitchen & bathroom.

Currently with a sitting tenant paying £850 pcm which is probably below current market value.

Ideally positioned for Southend City High street, stations, university & seafront. Viewing recommended.

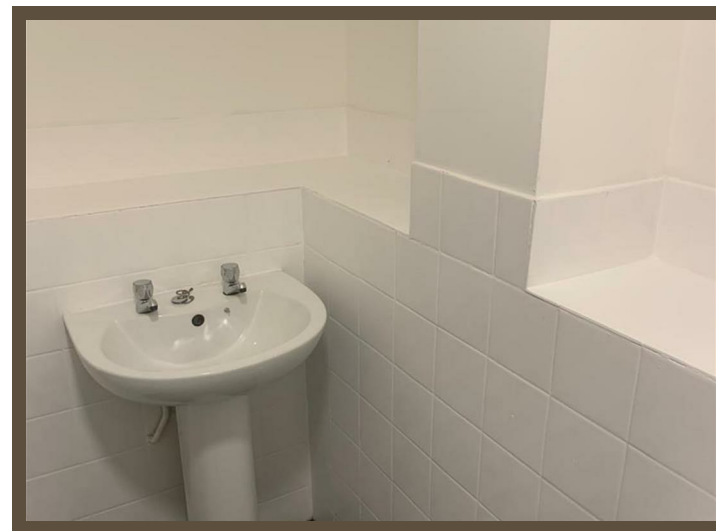
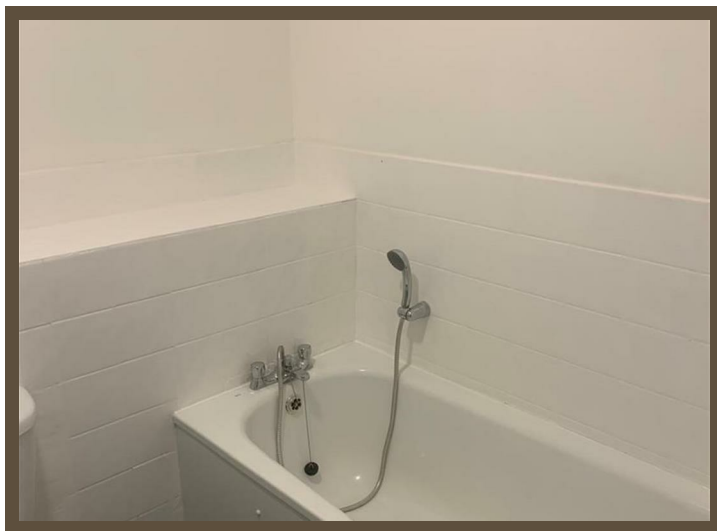
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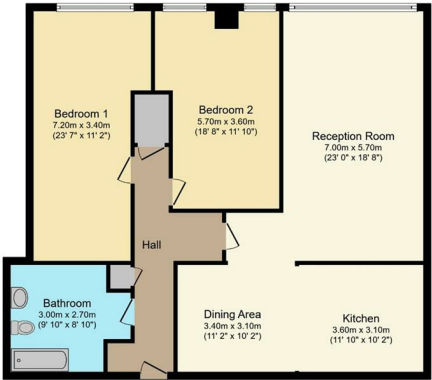
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Lease details

Current lease in excess of 150 years  
Service charge approx. £2,000 per annum which includes  
ground rent, buildings insurance & maintenance



Total floor area 119.0 sq.m. (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Plan produced for Purple Bricks. Powered by www.focusagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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