Manners Way, Southend On Sea

2 1 1

Guide Price: -£240,000 TO £260,000 *Share of Freehold*

KEY FEATURES

- FIRST FLOOR APARTMENT WITHIN AN ATTRACTIVE ART DECO BUILDING
- TWO DOUBLE BEDROOMS
- BRIGHT 17FT LOUNGE WITH FEATURE HALF BAY WINDOW
- FITTED KITCHEN WITH ACCESS TO REAR BALCONY AND COMMUNAL GARDENS
- FAMILY BATHROOM PLUS SEPARATE WC

Leigh On Sea

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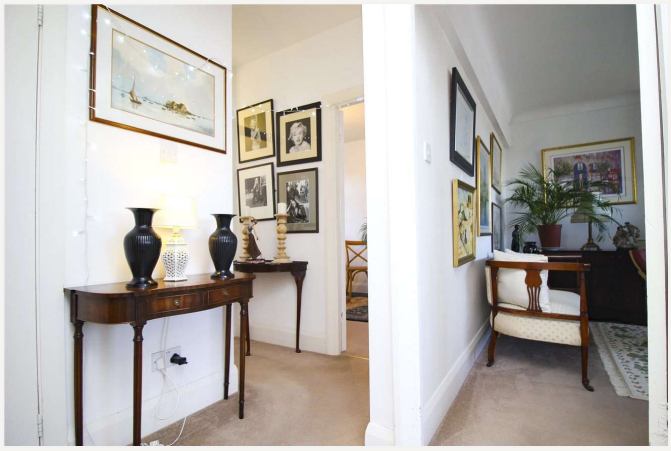
This spacious and characterful two double-bedroom first floor apartment occupies a prime position within an attractive Art Deco building, combining generous accommodation with timeless period charm.

The property features a welcoming reception hall leading to a bright and spacious lounge with a beautiful half-bay window, a fitted kitchen with direct access to a rear balcony and stairs down to the communal gardens. There are also two well-proportioned double bedrooms, a family bathroom and a separate WC.

A particular highlight is the exceptionally long lease of approximately 966 years, together with a share of the freehold, providing excellent long-term security. Residents also benefit from secure entry, well-maintained communal gardens and a highly convenient location close to London Southend Airport, transport links, local shops, parks and everyday amenities.

Offering generous room sizes, attractive period features and exceptional lease terms, this unique apartment represents an excellent opportunity for first-time buyers, professionals, downsizers and investors alike.



ROOM DESCRIPTIONS

Entrance Hall - Radiator, built-in cloaks cupboard, thermostat for central heating and wall mounted security entry phone.

Lounge - 16'6" x 11'7" (5.03m x 3.53m) Double glazed half bay window to front with fitted blind, radiator, coved ceiling and t.v point.

Kitchen - 12 x 8'9" (12 x 2.67m) Double glazed windows and door to rear. Balcony area with stairs leading down to the Communal Gardens. Single drainer sink unit with mixer tap, base cupboard under, range of fitted kitchen units comprising, cupboards, drawers, work surfaces and eye level cupboards. Ceramic tiling around work surfaces, stainless steel built-in oven, separate split level four ring gas hob with extractor hood above, cupboard housing gas central heating boiler, plumbing for washing machine, radiator.

Bedroom - 13'2" x 9'4" (4.01m x 2.84m) Double glazed half bay window to front with fitted blind, radiator.

Bedroom - 11'6" x 8'6" (3.5m x 2.6m) Double glazed window to rear with fitted blind, radiator.

Bathroom - Double glazed window to rear, radiator, ceramic tiling around bath and sink, suite comprising panelled bath with mixer taps and shower, wash hand basin.

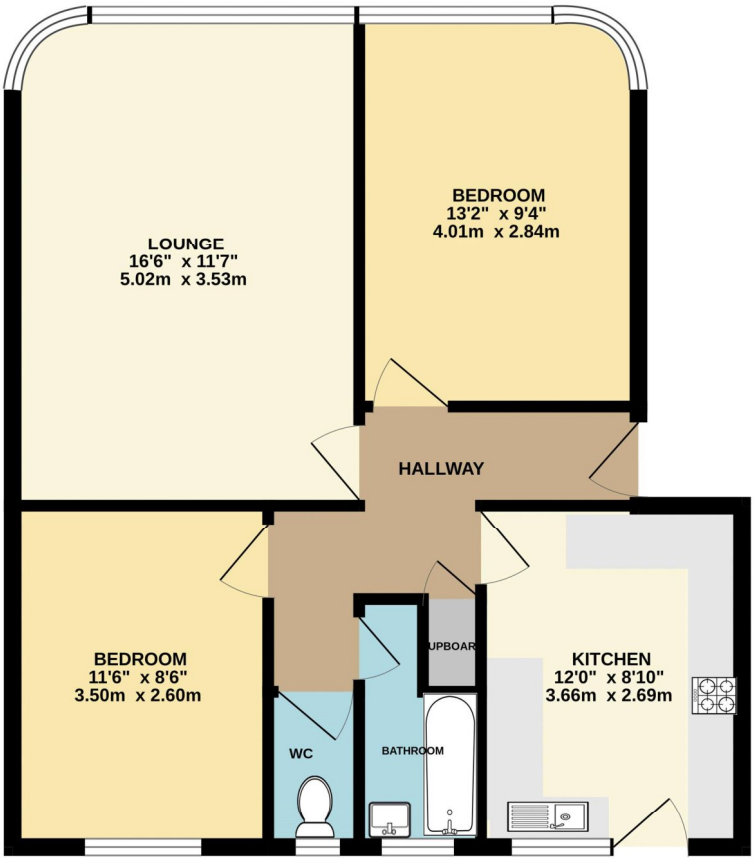
Separate W.C - Double glazed window to rear, low level wc.

Communal Gardens

MATERIAL INFO

Tenure: Share of Freehold
Term: 966 year and 1 months
Service Charge: £2500 approx per annum
Council Tax Band: A
EPC rating: C

FIRST FLOOR



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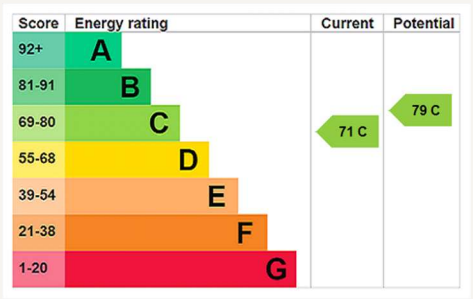

For more information, scan the QR code or visit the link below

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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