



Jones Close, Southend On Sea

£115,000 *Leasehold*



KEY FEATURES

- Two Double Bedroom
- Purpose Built Apartment
- Fitted Kitchen
- Large Lounge/Diner
- Bathroom
- Communal Car Park



Leigh On Sea

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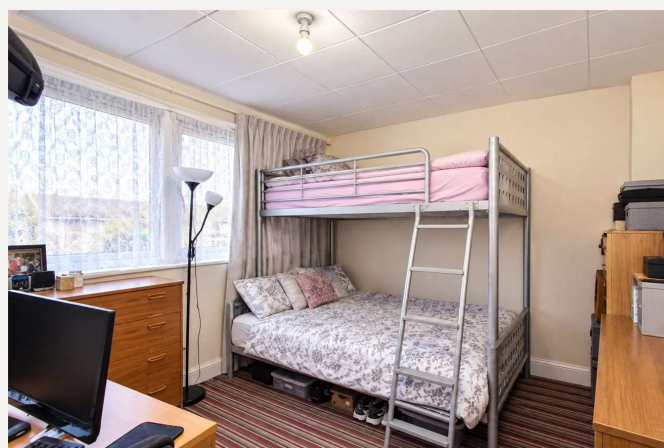


***** Cash Buyers Only *****

Winkworth are delighted to offer for sale this spacious two-bedroom, second-floor purpose-built apartment. The property offers well-proportioned accommodation comprising two double bedrooms, a generous lounge/diner, fitted kitchen and bathroom.

Further benefits include a communal car park and lift access to the second floor.

The property is ideally located within close proximity to Southend City Centre, Southend Hospital and Priory Park, with excellent local transport links and a selection of well-regarded grammar schools nearby.





ROOM DESCRIPTIONS

Entrance - Intercom entrance to communal area, lift and stairs to second floor, private composite entry door leading to:

Hallway - Storage cupboard, intercom phone, radiator, power points, tiled flooring.

Bedroom - 14 x 9 Double glazed window to front aspect, storage cupboard, radiator, power points, carpeted.

Bedroom - 12'2" x 9'6" (3.7m x 2.9m) Double glazed window to front aspect, radiator, power points, carpeted.

Lounge/Dining Room - 16'11" x 13'1" (5.16m x 4m) Double glazed windows to front aspect, radiator, power points, tiled flooring, double glazed door leading to:

Storage/Enclosed Balcony - Double glazed windows to front aspect, power points, carpeted, smooth plastered ceiling.

Kitchen - 12'6" x 5'9" (3.8m x 1.75m) Double glazed window to side aspect. Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring gas hob, integrated oven, space for fridge freezer, space and plumbing for washing machine, power points, tiled flooring, partly tiled walls.

Bathroom - Three-piece suite comprising of a panelled bath, wash hand basin, low level W.C, heated towel rail, storage cupboard, tiled walls, tiled flooring, smooth plastered ceiling.

Exterior - Communal gardens and communal car park.

MATERIAL INFO

Tenure: Leasehold

Term: 84 year and 5 months

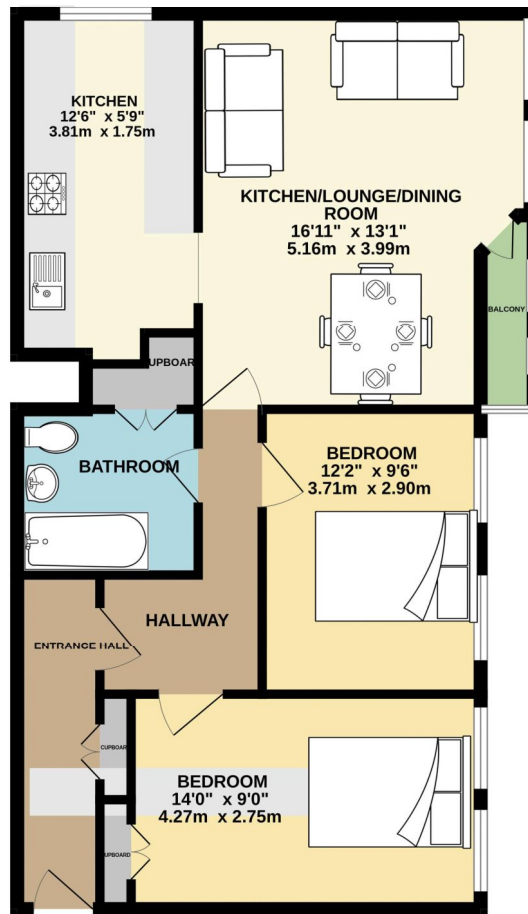
Service Charge: £2632 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: A

EPC rating: C

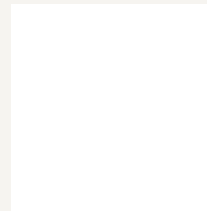
2ND FLOOR FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/LOS260163>

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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