



Collier Way, Essex, SS1

Guide Price: -£150,000 TO £160,000 *Leasehold*



This well presented one bedroom first floor flat is situated within this popular development located just yards from the seafront and Southchurch Park and is within easy access of Southend East rail station and the city centre. Offering a lounge, modern fitted kitchen with built in oven & hob, double bedroom and bathroom.

KEY FEATURES

- Well Presented Flat
- Ideal First Time or Retirement Purchase
- Spacious Lounge
- Generous Kitchen with Built-in Oven and Hob
- Large Double Bedroom
- Three Piece Bathroom



Leigh On Sea

01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION

**** Guide Price £150,000 - £160,000 ** Can Be Purchased as A 50% SHARED OWNERSHIP @ £75,000 ** IDEAL FIRST OR RETIREMENT PURCHASE ****

This well presented one bedroom first floor flat is situated within this popular development located just yards from the seafront and Southchurch Park and is within easy access of Southend East rail station and the city centre. Offering a lounge, modern fitted kitchen with built in oven & hob. double bedroom and bathroom.

The property also benefits from double glazed windows, gas central heating and an allocated parking space.

This apartment can be purchased with full lease title @ Guide Price of £150,000 - £160,000 or part on a 50% shared ownership basis the property offers a great opportunity to get on the housing ladder and we would recommend viewing.

Accommodation Comprising: - Front door with security entry phone system providing access to communal entrance with stairs to first floor landing. Own front door to: -

Entrance Hall - Radiator, built in cupboard housing hot water gas central heating boiler and hot water cylinder, security entry phone handset, doors off to.

Lounge: - 4.04m x 3.23m (13'3 x 10'7). Double glazed window to front, two radiators, door to: -

Kitchen: - 3.15m x 1.80m (10'4 x 5'11). Range of modern fitted base units with roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor fan over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, double glazed window to front.

Bedroom: - 3.28m x 3.18m max overall (10'9 x 10'5 max overall. Double glazed window to side, radiator.

Bathroom: - Modern white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double-glazed window to rear.

Externally: - Allocated off street parking space

Leasehold Information: - We understand that the property has 80 years remaining lease term with a monthly Service Charge of approx. £86.41. The property can be offered on a 50% shared ownership model with monthly rent of £365.25 payable for the additional 50% share. Total monthly rental including rent & service charge currently £451.66 pcm.

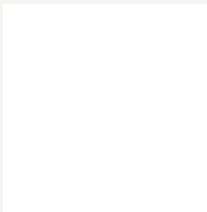
Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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