



## Mayfield Avenue, Southend

£250,000 *Leasehold*

Nestled in a sought-after residential area, this charming first-floor apartment boasts two well-appointed bedrooms, ideal for small families or professionals seeking a comfortable living space. The property features a spacious living room, perfect for relaxation and entertaining guests.



### KEY FEATURES

- First Floor Spacious Flat
- Two Bedrooms
- Modern Bathroom
- Fitted Kitchen
- New Lease
- Parking Space



Leigh On Sea

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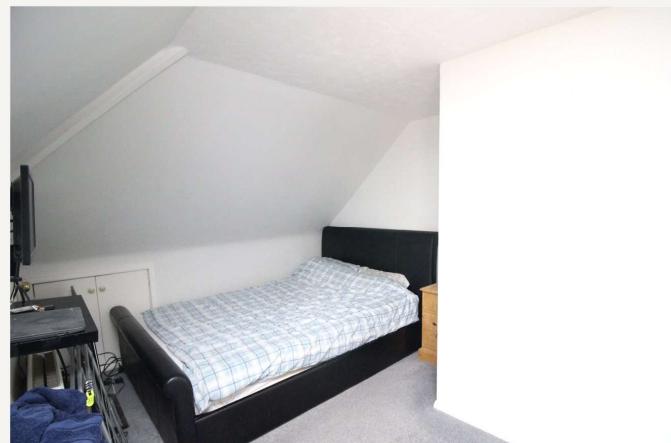
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The modern kitchen is equipped with high-quality appliances, making meal preparation a breeze. Residents can enjoy the convenience of off-street parking. With easy access to local amenities, schools, and transport links, this apartment offers a perfect blend of comfort and convenience.

Don't miss this opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the unique charm of this inviting apartment.





## ROOM DESCRIPTIONS

Accommodation: -

Communal entrance door to entrance hall and door to first floor apartment.

Landing: - storage cupboard and doors to all rooms.

Lounge/diner: -20'3 max x 15'1 max. Windows to rear and both sides. Radiator.

Kitchen: -11'5 x 7'4 max. Window to rear range of working surfaces with base units below. Sink unit, oven and hob with space for further appliances.

Bathroom: -7'11 x 7'1. Window to side. White modern suite comprising panelled bath with shower, low level wc and wash hand basin set in a vanity unit.

Bedroom 14'2 max x 10'3 max. Window to front and eves storage. Radiator.

Bedroom: -10'1 x 8'7 max Window to front and eves storage. Radiator.

Off road parking for one car.

Agents note: - The property is being offered with a new 199yrs lease with a pepper corn ground rent.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 199 year and 0 months

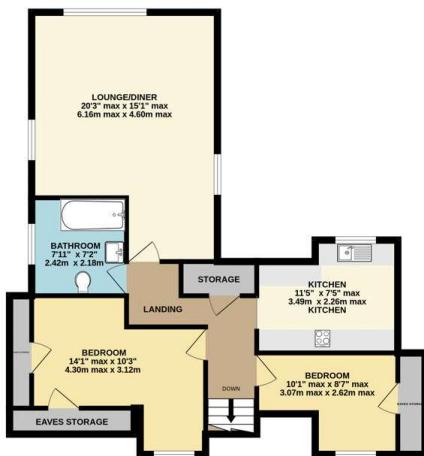
**Service Charge:** £tba per annum

**Ground Rent:** £ N/A

**Council Tax Band:** A

**EPC rating:** C

## FIRST FLOOR

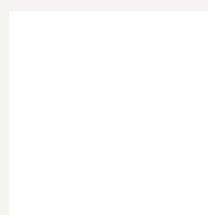


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

74 C      78 C



<https://www.winkworth.co.uk/sale/property/LOS250193>

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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