



## Boston Avenue

Southend-on-Sea

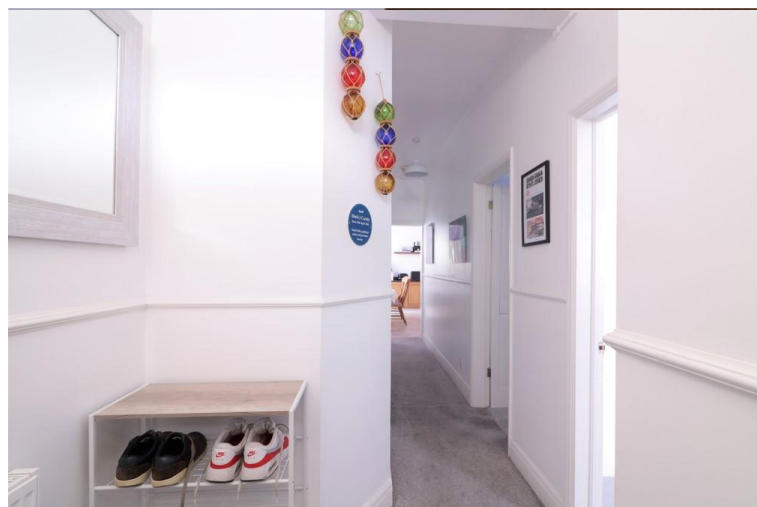
- GROUND FLOOR FLAT
- OWN ENTRANCE & SELF CONTAINED
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER



## Guide Price £269,950

Hair & Son are pleased to offer this very well proportioned ground floor flat situated in central Southend-on-sea. With two double bedrooms, lounge, kitchen/diner, three piece bathroom, court yard style side garden and additional rear garden and off street parking for two cars to the front.





Hair & Son are pleased to offer this very well proportioned ground floor flat situated in central Southend-on-sea.

With two double bedrooms, lounge to the front with a bay window, a kitchen/diner which is great for entertaining, a modern three piece bathroom, a court yard style side garden which is accessed from the second bedroom and additional rear garden accessed from the kitchen.

The property is demised the whole front which provides off street parking for two cars.

Very well positioned for Southend town centre, just a short walk to Southend Victoria station, high street and local supermarkets.



**OWN ENTRANCE DOOR**

**HALLWAY**

**LOUNGE**

15' 4" x 13' 7" (4.67m x 4.14m)

**KITCHEN/DINER**

13' 4" x 11' 2" (4.06m x 3.4m)

**BEDROOM ONE**

12' 9" x 12' 2" (3.89m x 3.71m)



**REAR LOBBY**

6' 7" x 4' 2" (2.01m x 1.27m)

**BEDROOM TWO**

11' 2" x 9' 9" (3.4m x 2.97m)

**BATHROOM**

**SIDE COURTYARD GARDEN**

**REAR GARDEN**



**LEASE**

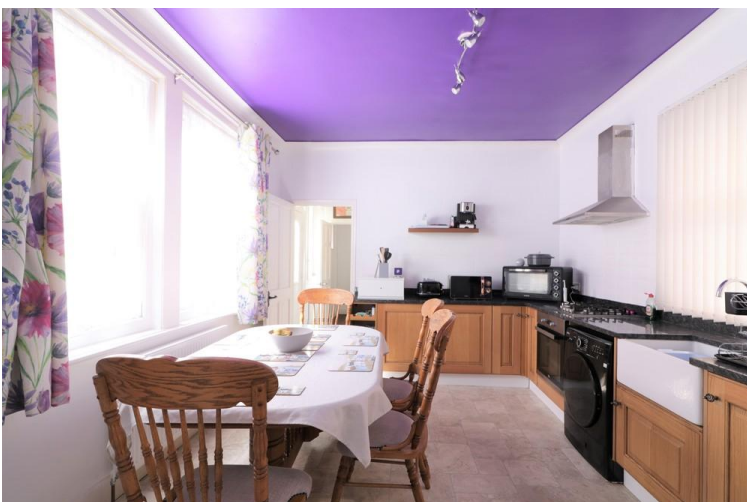
We understand that there is 116 years left on the current lease.

Charges per annum are £780 which includes ground rent, building insurance and service charge.

Council Tax Band B.

EPC Rating D.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



### Ground Floor

Approx. 71.0 sq. metres (763.7 sq. feet)



Total area: approx. 71.0 sq. metres (763.7 sq. feet)

Regulated by RICS

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