



## Rylands Road

Southend-on-Sea

- VACANT POSSESSION & NEW LEASE
- REAR GARDEN
- DOUBLE GLAZING
- SHORT DRIVE TO LOCAL AMMENTIES

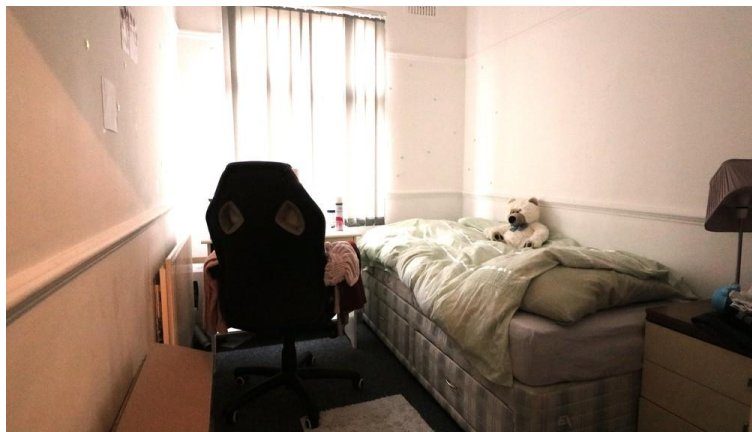
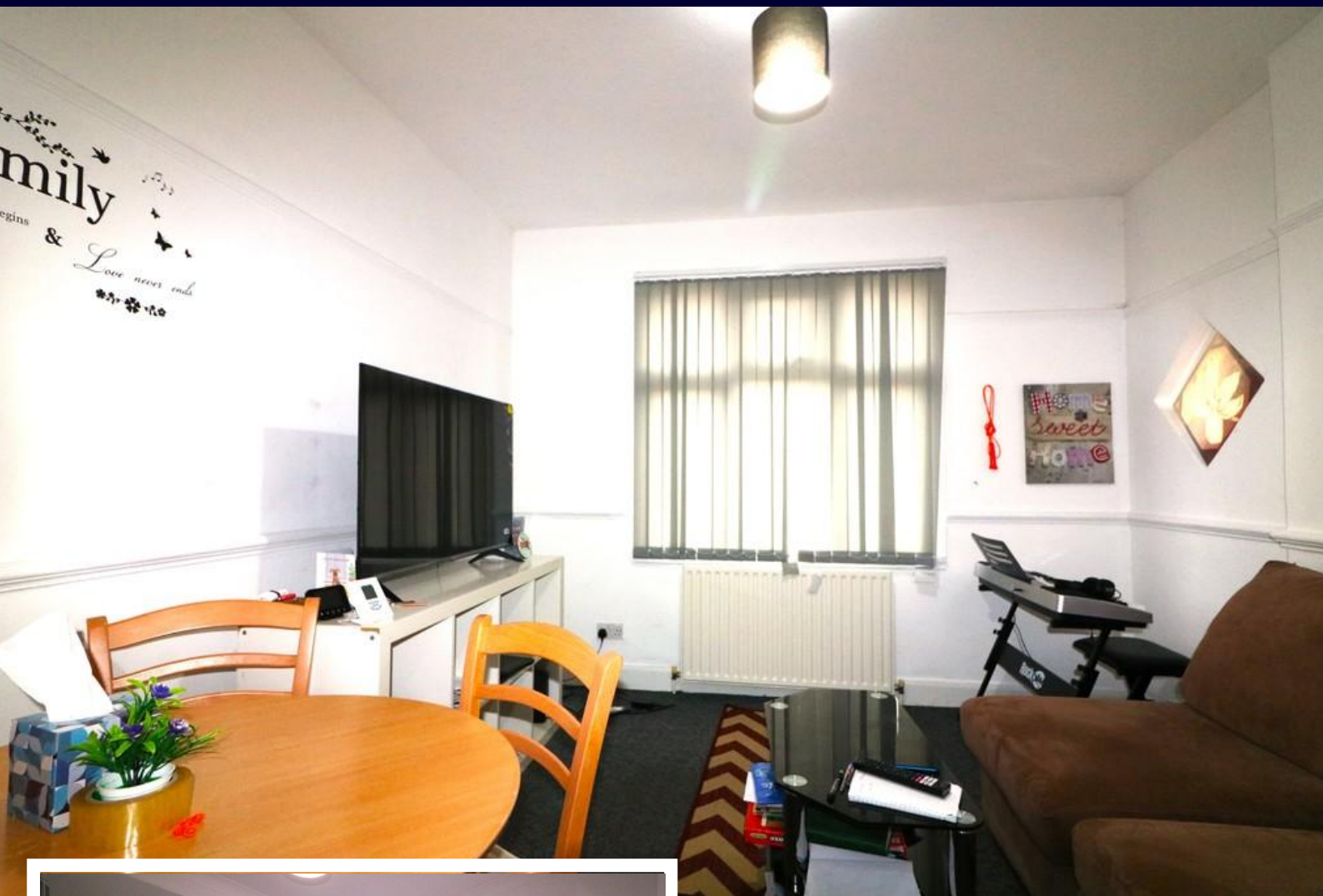


## Guide Price £210,000

**\*\*VACANT POSSESSION AND NEW LEASE\*\*** HAIR & SON offer this well presented two bedroom first floor flat with own private rear garden.





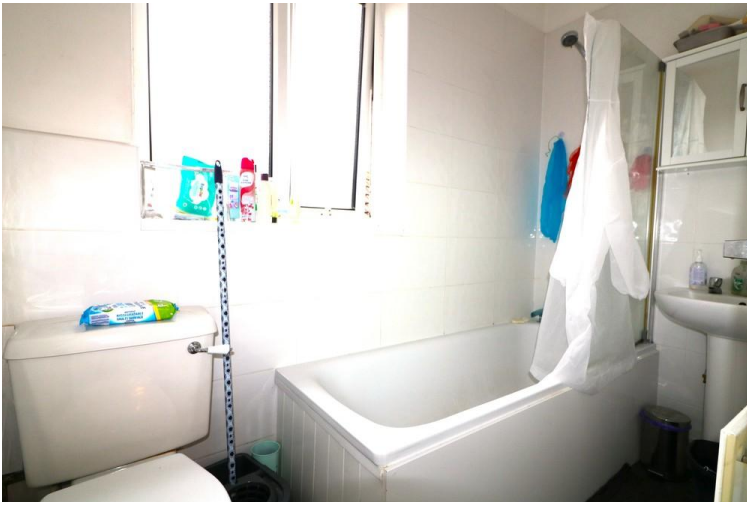


#### AGENTS NOTES

This very well presented first floor flat is being offered for sale as a perfect opportunity to get on to the property ladder or for investment purposes.

The accommodation comprises of two good sized double bedrooms with the main bedroom featuring a large bay window. The fitted kitchen includes a range of cupboard space, an integrated oven, a ceramic hob with matching extractor as well as a space for a washing machine. Additionally, the property features a spacious living room and a three piece bathroom with a white finish. The property also has the benefit of your own rear garden which is accessed through a side gate.

Conveniently located just a short distance from local amenities, shops, bars and restaurants. Mainline rail connections are also easily accessible.

**HALLWAY**

5' 5" x 13' 35" (1.65m x 4.85m)

**BEDROOM 2**

11' 93" x 6' 95" (5.72m x 4.24m)

**MASTER BEDROOM**

14' 85" x 9' 91" (6.43m x 5.05m)

**LIVING ROOM**

12' 15" x 10' 70" (4.04m x 4.83m)

**KITCHEN**

11' 91" x 8' 33" (5.66m x 3.28m)

**BATHROOM**

4' 30" x 8' 44" (1.98m x 3.56m)

**GARDEN****LEASE**

We understand there will be a new long lease upon completion.

Ground rent - £100.00 per annum

Service charge - £375.00 per annum

Council tax - Band A

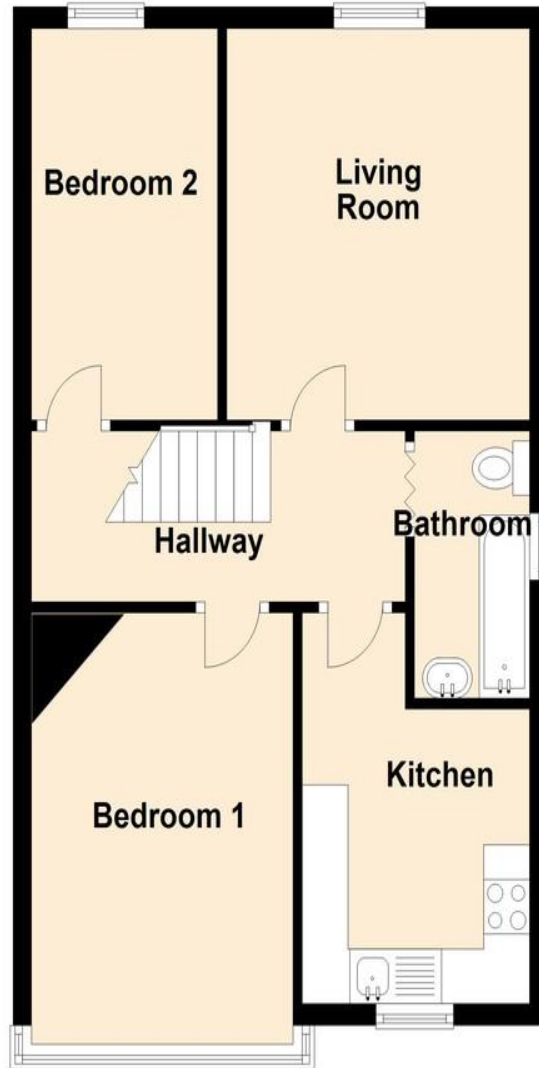
EPC rating - D

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.



## First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.3 sq. feet)

Regulated by RICS

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