



St. Anns Road

Southend-on-Sea

- TWO DOUBLE BEDROOMS
- GARDEN
- GOOD INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN



(Asking Price Of) £175,000

Hair & Son are pleased to offer this two bedroom ground floor flat with a section of the rear garden in the heart of Southend within close proximity to Southend town centre, making this an ideal investment/first time purchase.





****Guide Price £165,000 to £175,000****

Offered with vacant possession is this two double bedroom ground floor flat that has the benefit of its own section of garden.

The property also comprises of a living room, fitted kitchen and a three piece family bathroom with direct access to the garden space via a door from the kitchen.

Further benefits include gas central heating, double glazing and permit parking.

Conveniently placed, Southend High Street is within close proximity and with two local train stations, Southend Victoria and Southend Central also nearby. Ideal for those wishing to live in a town centre location.

HALLWAY

BEDROOM ONE

14' 7" x 11' 5" (4.44m x 3.48m)

**BEDROOM TWO**

11' 10" x 9' 10" (3.61m x 3m)

LIVING ROOM

12' 5" x 10' 5" (3.78m x 3.18m)

KITCHEN

10' 9" x 6' 5" (3.28m x 1.96m)

BATHROOM

7' 2" x 4' 4" (2.18m x 1.32m)

REAR GARDEN**TENURE**

Lease 84 Years remaining.

Ground Rent £250 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.

Ground Floor



Regulated by RICS

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