



## Hamlet Road

Southend-on-Sea

- FIRST FLOOR FLAT
- ONE BEDROOM
- MODERNISATION REQUIRED
- LOFT ROOM



## Guide Price £165,000

**\*\*GREAT POTENTIAL\*\* \*\*LOFT ROOM\*\*** A spacious one bedroom first floor apartment situated within a lovely position in the road within walking distance to Southend Central train station and Southend city centre.





Hair & Son are delighted to bring to market this spacious one bedroom first floor apartment situated at the end of Hamlet Road, a quiet and convenient position within the road.

The property is extremely well located within walking distance to Southend City Centre and Southend Central train station, as well as the seafront.

The flat itself is on the first floor, and also goes up another floor with the use of a loft conversion which is currently used for storage and a home office space.

At the front of the property you have a bay fronted lounge which measures 16'4 x 13'3 which is a great space for entertaining and relaxation. Additionally you will find a double bedroom, a kitchen to the rear which requires some modernisation. The bathroom and the separate wc are well presented featuring tiled flooring and walls.



This property would be great for those looking for an investment or for buyers looking to get on to the property ladder.

#### **COMMUNAL ENTRANCE HALL**

#### **HALLWAY**

#### **LOUNGE**

16' 4" x 13' 3" (4.98m x 4.04m)

#### **BEDROOM**

11' 5" x 10' 8" (3.48m x 3.25m)

#### **BATHROOM**

8' 9" x 6' 8" (2.67m x 2.03m)

#### **WC**

#### **KITCHEN**

10' 2" x 9' 1" (3.1m x 2.77m)

#### **LOFT ROOM**

14' 8" x 10' 7" (4.47m x 3.23m)

#### **TENURE**

LEASE REMAINING - 166 YEARS

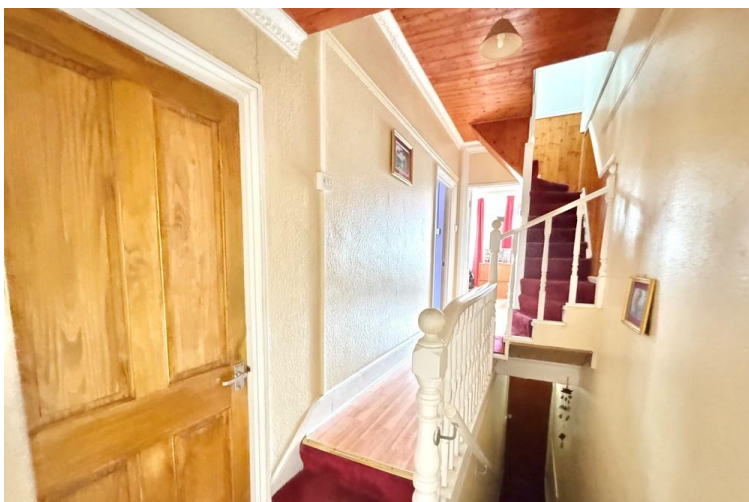
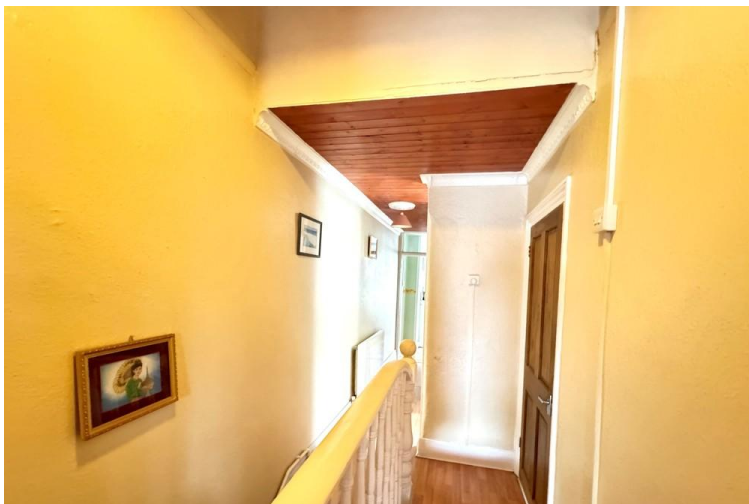
SERVICE CHARGE - £394.23 PER ANNUM (INCLUDING BUILDINGS INSURANCE)

GROUNT RENT - PEPPERCORN

EPC - TBC

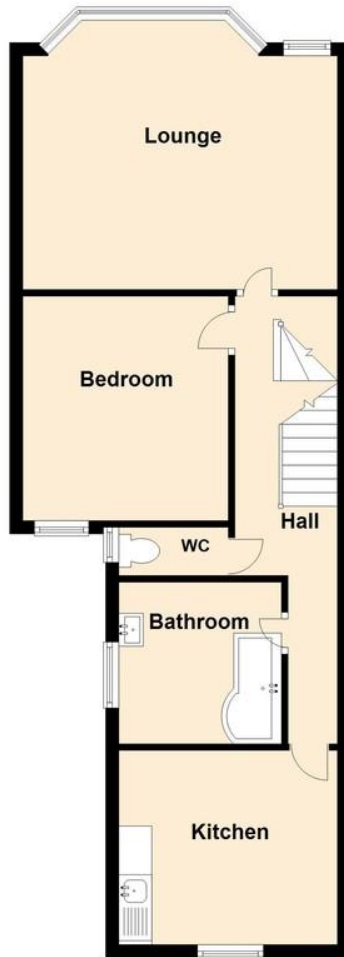
COUNCIL TAX BAND - A

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. 55.6 sq. metres (598.7 sq. feet)



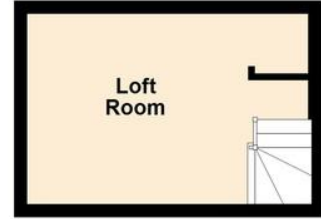
### Ground Floor

Approx. 2.2 sq. metres (23.5 sq. feet)



### Second Floor

Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.5 sq. feet)

Regulated by RICS

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