



Leamington Road
Southend-on-Sea SS1 2SN

Auction Guide £280,000 Freehold



**Location**

This Freehold building is currently arranged as two self-contained flats. Both are currently let and producing a total rental income of £2,105pcm (£25,260pa). Located within easy access of Southend High Street and Seafront the property benefits from off-road parking and a private rear garden split between the two flats.

ACCOMMODATION:**GROUND FLOOR:****LOUNGE**

12'0" x 11'1"

KITCHEN

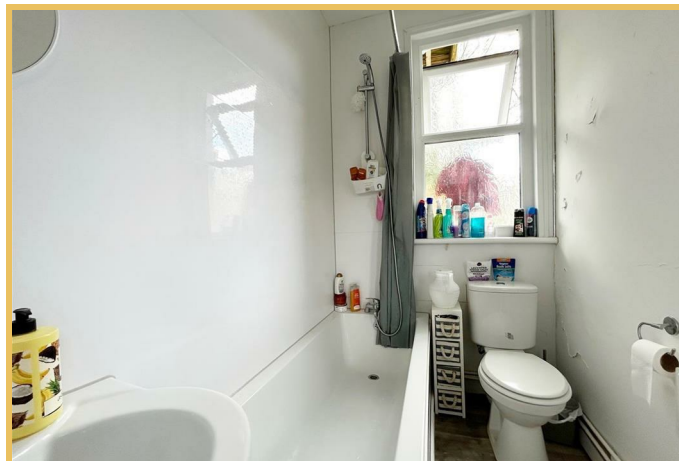
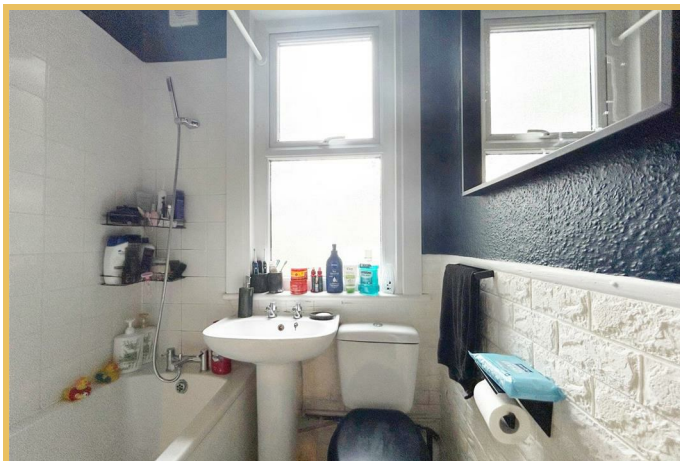
10'3" x 6'9"

BEDROOM ONE

15'0" x 10'3"

BEDROOM TWO

11'9" x 11'3"



BATHROOM / W.C.**EXTERNALLY**

Off-Road Parking and Garden

FIRST FLOOR:**LOUNGE**

15'4" x 12'1"

KITCHEN

10'6" x 8'8"

BEDROOM ONE

12'2" x 10'3"

BEDROOM TWO.

11'9" x 11'3"

BEDROOM THREE

11'0" x 5'2"

BATHROOM / W.C..**EXTERNALLY:**

Off-Road Parking and Garden

TENURE

Freehold

TENANCY

We understand that both flats are currently let under Assured Shorthold Tenancy agreements.

ENERGY PERFORMANCE RATING

23 - C

23A - D

RENT RESERVED

We are informed that the ground floor flat is currently let at a rent of £1,030pcm and that the first floor flat is currently let at a rent of £1,075pcm.

AGENTS NOTE

Please note that there is an existing lease in place for the ground floor flat as follows:

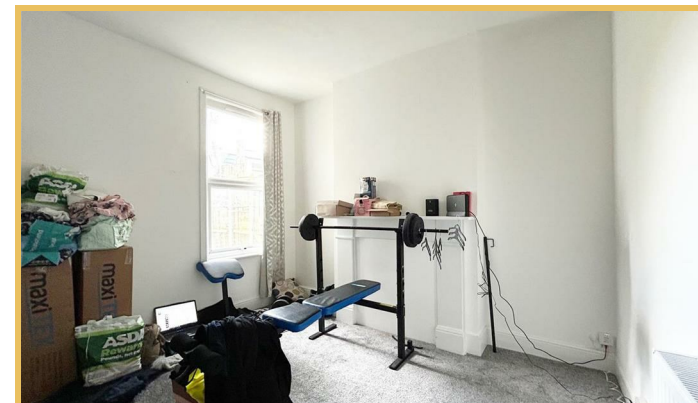
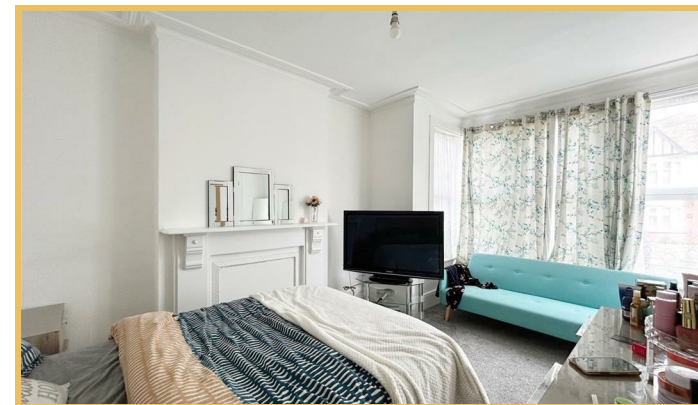
99 years from the 19th January 1987

NB:

The property is subject to a Selective Licensing Scheme run by Southend-on-Sea City Council. Please visit their website or call them on 01702 212220 for further details.

VIEWING

Strictly by appointment with the Auctioneers.



Local Authority
Council Tax Band
EPC Rating



Sales Office
190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact
01702 34 11 77
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

