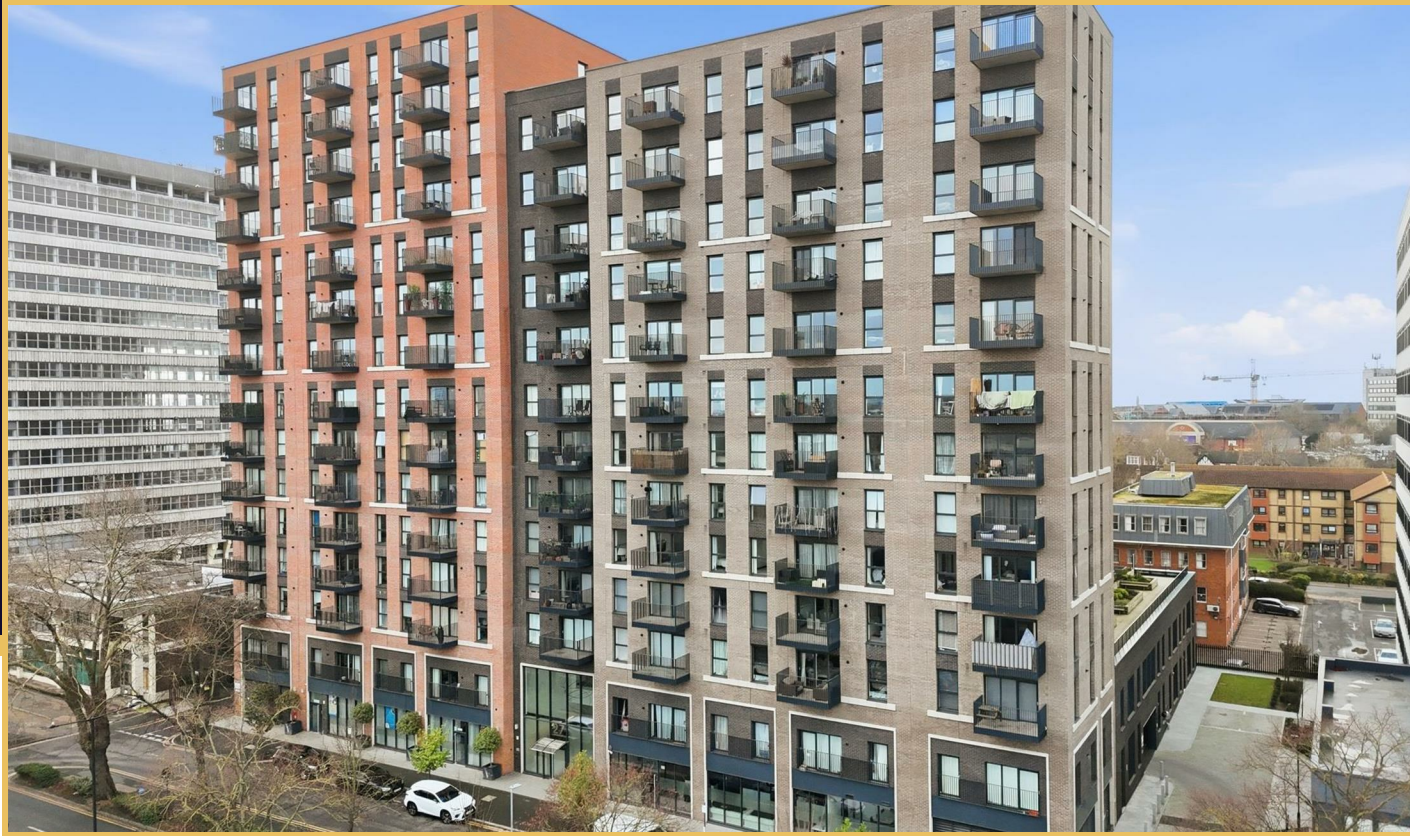




**27**

**Victoria Avenue, Southend On Sea SS2 6AL**

- STUNNING CONTEMPORARY APARTMENT
  - OPEN PLAN KITCHEN LIVING
- WALKING DISTANCE TO SOUTHEND VICTORIA STATION OR PRITTLWELL STATION
  - ALLOCATED PARKING
  - SPACIOUS ACCOMODATION
- TWO DOUBLE BEDROOMS
- LOVELY BALCONY SPACE OVERLOOKING SOUTHEND CITY, GREAT SPACE FOR A TABLE AND CHAIRS .
- TWO BATHROOMS INCLUDING ONE EN-SUITE
- LONG LEASE
- SECURE BLOCK WITH INTERCOM SYSTEM

**Guide Price £275,000 Leasehold**







## Location

Hair & Son are delighted to market this stunning two bedroom apartment situated within a desirable Victoria Central development on Victoria Avenue. A development with secure intercom access as well as lift service throughout.

The apartment is set out with a fantastic open plan design, with a contemporary fitted kitchen with integrated appliances and comprising of a sleek and modern design which is the perfect cooking space in the heart of the home. The living room makes for a lovely space to relax and entertain which seamlessly connects to the balcony which offers views across Southend, this outside space has great space for a seating area and table.

The property boasts two well proportioned bedrooms, the main bedroom features built in wardrobes with a full length mirror and an en-suite shower room. The main bathroom comprises of a bathtub, wash hand basin and a low level w/c.

Externally you can also take advantage of the rooftop terraces which give amazing views over Southend and towards the sea. The apartment also benefits from an allocated parking adding to the practicality of the property.

This is within close proximity to Southend City Centre making this a great prospect for Professionals, first time buyers and investors. Southend Victoria and Prittlewell train station are both within walking distance which provide direct links to London Liverpool Street.

### **OPEN PLAN KITCHEN AND LIVING ROOM**

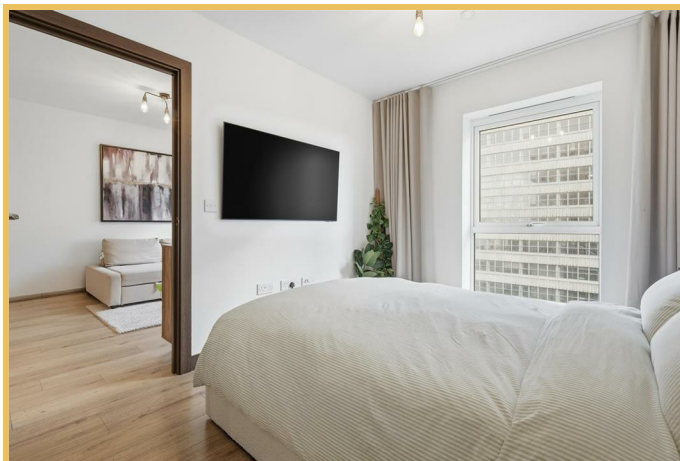
37'0" x 15'1"

### **BEDROOM ONE**

16'10" x 9'3"

### **EN SUITE**

7'8" x 7'0"



**BEDROOM TWO**

13'7" x 6'10"

**BATHROOM**

7'10" x 7'4"

**BALCONY****ALLOCATED PARKING****TENURE**

LEASEHOLD - 994 YEARS REMAINING

SERVICE CHARGE - APPROX £1200 PER ANNUM

EPC - B

COUNCIL TAX - C

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.



Local Authority **Southend on Sea Borough Council**

Council Tax Band **C**

EPC Rating **B**



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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.

