



Hamlet Road, Southend-on-Sea Guide Price £165,000 Leasehold

- FIRST FLOOR FLAT
- MODERNISATION REQUIRED
- WELL PRESENTED TILED BATHROOM AND WC
- GREAT POTENTIAL
- ONE BEDROOM
- LOFT ROOM
- WALKING DISTANCE TO SOUTHEND CENTRAL STATION AND SOUTHEND CITY CENTRE
- GREAT FOR THOSE LOOKING TO GET ON THE PROPERTY LADDER



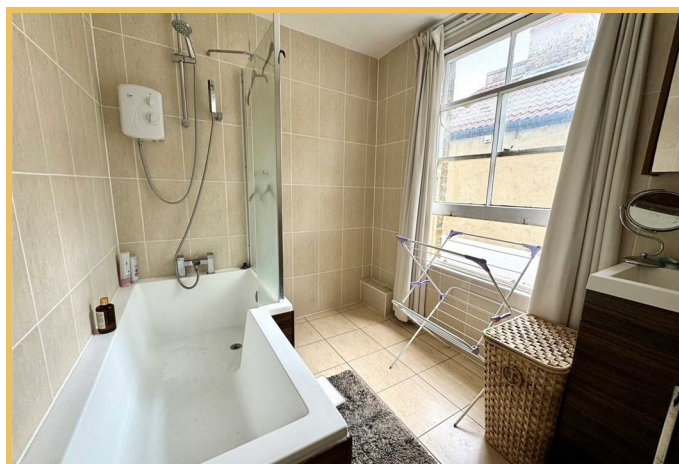
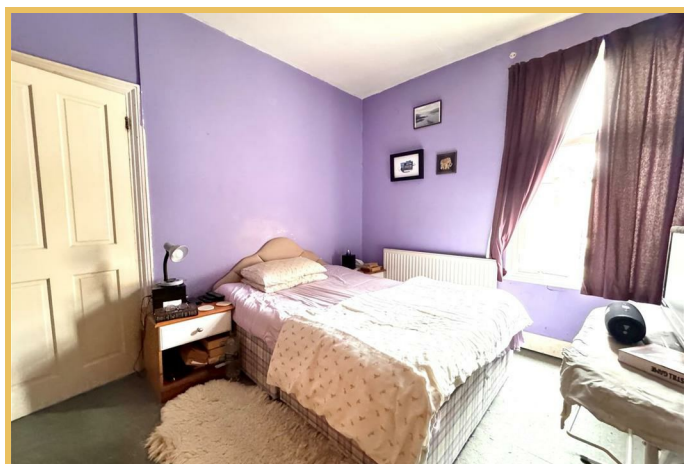
Hair & Son are delighted to bring to market this spacious one bedroom first floor apartment situated at the end of Hamlet Road, a quiet and convenient position within the road.

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"

BEDROOM

11'5" x 10'8"

BATHROOM

8'9" x 6'8"

WC

KITCHEN

10'2" x 9'1"

LOFT ROOM

14'8" x 10'7"

TENURE

THE LEASE & SERVICE CHARGE INFORMATION HAS BEEN PROVIDED BY THE SELLER.

LEASE REMAINING - 166 YEARS

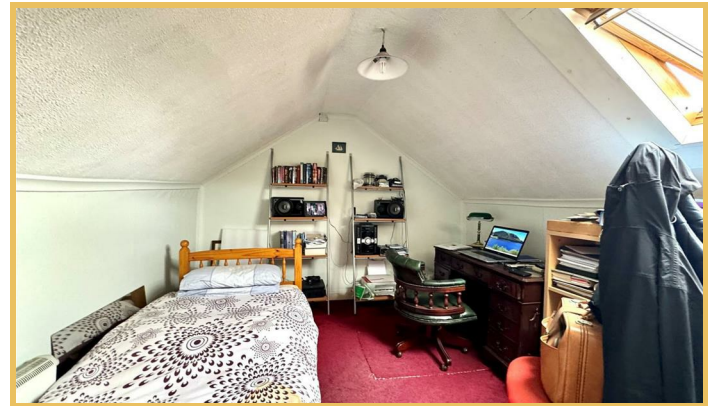
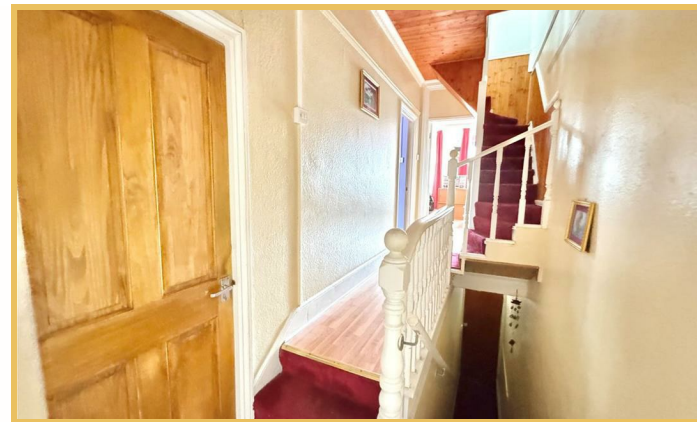
SERVICE CHARGE - £394.23 PER ANNUM (INCLUDING BUILDINGS INSURANCE)

GROUND RENT - PEPPERCORN

EPC - BAND D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Local Authority **Southend on Sea Borough Council**
Council Tax Band **A**
EPC Rating **D**



Sales Office

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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.