



Maldon Road , Southend-on-Sea SS2 5AY

- FIRST FLOOR FLAT
- RECENTLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- PERMIT RESIDENTIAL PARKING
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- LOW YEARLY CHARGES
- ONE BEDROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WALKING DISTANCE TO SOUTHEND VICTORIA STATION AND SOUTHEND CITY CENTRE
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN AND STYLISH BATHROOM

Guide Price £165,000 Leasehold





Location

Hair & Son are delighted to bring to market this refurbished one bedroom first floor flat in the heart of Southend-On-Sea, which is within walking distance to Southend City Centre, as well as Southend Victoria train station which has direct links to London Liverpool Street. This position allows for ideal convenience for commuters, as well as for those who would like quick access to the city centre.

The property is situated on the first floor of the block, and has recently been updated by the current vendor, giving a completely modern feel.

The property is accessed via a communal entrance, and then via your own front door. This then leads to the first floor.

Each room seamlessly flows from the hallway. The lounge is found at the front of the property and features a bay fronted window which gives ample light into the room.

The main double room measures 11'2 x 8'2.

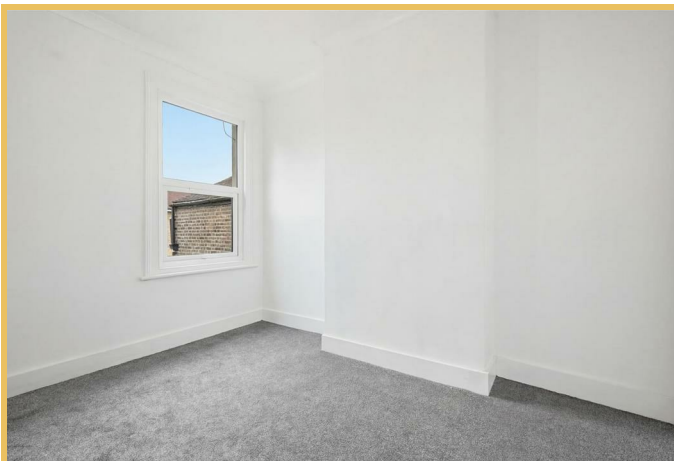
The bathroom has been decorated to a high standard and comprises of a low level w/c, a wash hand basin as well as a bathtub with an overhead shower attachment.

The modern fitted kitchen is found at the rear of the property, tastefully completed it features base and eye level units with part tiled walls. A oven, hob and extractor can be found, as well as the corner cupboard that houses the combi boiler.

The property is offered with a long lease of 145 years, and brought to the market with vacant possession, therefore no onward chain.

Maldon Road offers permit parking for its residents.

HALLWAY



LOUNGE

14'1" x 11'5"

BEDROOM

11'2" x 8'10"

BATHROOM

KITCHEN

11'0" x 9'3"

TENURE

LEASE - 145 YEARS REMAINING

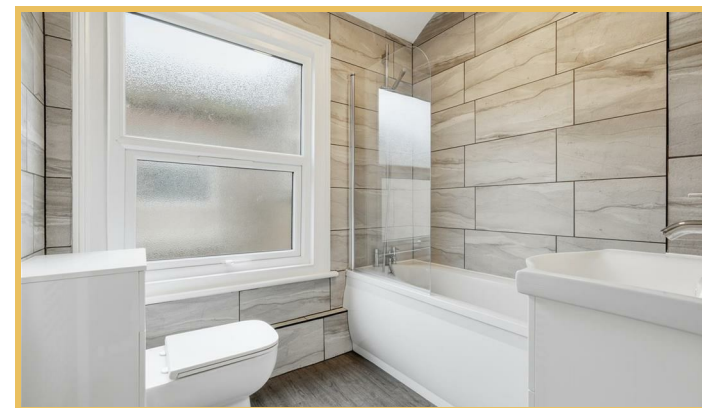
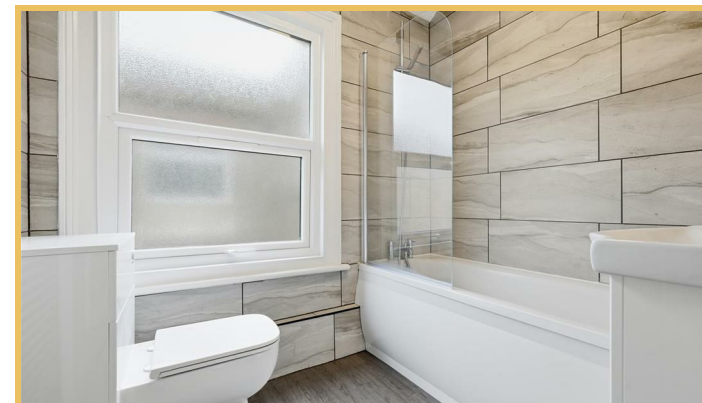
EPC - BAND D

COUNCIL TAX BAND - A (SOUTHEND-ON-SEA)

GROUND RENT - £0

BUILDINGS INSURANCE £432 (2025 - 2026)

ANNUAL MANAGEMENT FEE £90



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



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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.

