



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Bournemouth Park Road, Southend-On-Sea



**Morgan Brookes** - A beautifully presented two bedroom ground floor apartment with a modern fitted kitchen & shower room, two good size bedrooms. Further benefits include a private rear garden & summerhouse, off street parking for 2 vehicles and being a short distance of Prittlewell Station.

**Our Sellers love** - The ample off street parking and the summerhouse. The summerhouse is great in the summer overlooking the landscaped garden and even good in winter. Great for entertaining, working and for guests to stay.

### Key Features

- A Beautifully Presented Ground Floor Apartment.
- Two Good Size Bedrooms.
- Re-fitted Kitchen & Bathroom.
- Private Garden With Summerhouse.
- Off Road Parking For 4 Vehicles.
- Half A Mile From Prittlewell Station.
- Excellent Lease, No Ground Rent / Service Charge.
- Call Morgan Brookes Today!

**Guide Price £270,000 -  
£290,000**



# Bournemouth Park Road, Southend-On-Sea

## Entrance

Wood paneled door leading to:

## Entrance Hall

Radiator, built in storage area housing fuse box, double glazed paneled door to rear garden, doors leading to:

## Living Room

**15' 4" x 11' 4" (4.67m x 3.45m)**

Double glazed bay window to front aspect with fitted blinds, feature fire place, radiator, coving to smooth ceiling, Karndean flooring.

## Kitchen

**10' 10" x 7' 10" (3.30m x 2.39m)**

Double glazed window to side aspect, fitted with a range of base and wall mounted units, roll edge work surfaces incorporating stainless steel double sink unit with mixer tap, 4 point gas hob with extractor over, fitted oven, integrated washing machine, fridge & freezer, complimentary tiling to walls, coving to smooth ceiling, Herringbone style flooring.

## Bedroom 1

**11' 3" x 9' 5" (3.43m x 2.87m)**

Double glazed window to rear aspect, radiator, fitted wardrobes, coving to smooth ceiling, Karndean flooring.

## Bedroom 2

**11' 8" x 8' 10" (3.55m x 2.69m)**

Double glazed bay window to front aspect with fitted blinds, radiator, coving to smooth ceiling.

## Bathroom

**7' 8" x 7' 7" (2.34m x 2.31m)**

Obscure double glazed window to side aspect, double shower cubicle with raised shower system, vanity hand basin, low level WC, stainless steel heated towel rail, built in storage cupboard housing tumble dryer, further built in storage cupboard, smooth ceiling incorporating downlights, Karndean flooring.

## Rear Garden

Block paved seating area immediately from property, blocked paved pathway leading to Summerhouse, the remainder laid with artificial lawn, storage shed with power & light connected, additional understairs storage area, side access gate.

## Summerhouse

**14' 5" x 12' 8" (4.39m x 3.86m)**

Double glazed bi folding doors to front aspect, two electric heaters, range of fitted base & wall mounted units with work surface, fridge, fitted with WIFI, smooth ceiling incorporating downlights, vinyl flooring, door to:

## Storage Area

**11' 5" x 12' 8" (3.48m x 3.86m)**

Power & light connected.

## Front Of Property

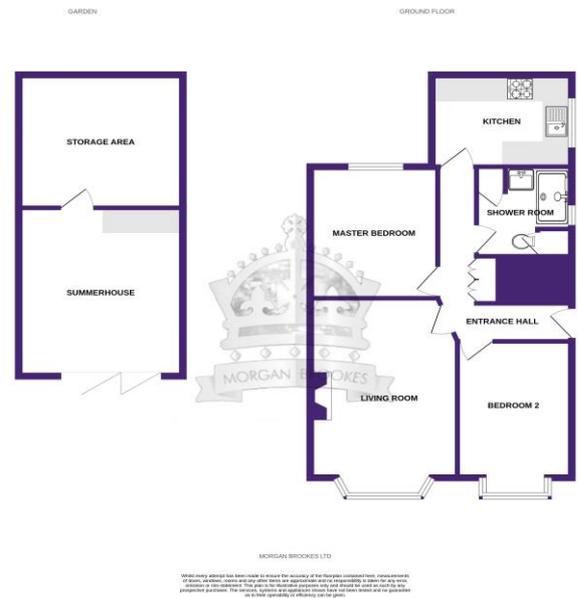
Blocked paved driveway offering off street parking for 4 vehicles.

## Additional Information

Remaining Lease Length of 143 years approx.

No Ground Rent.

No Service Charges.



**Local Authority Information**  
**Southend-on-Sea City Council**  
**Council Tax Band: B**

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.