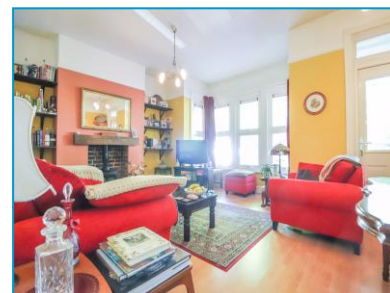




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Boston Avenue, Southend-On-Sea



Morgan Brookes believe – This great sized property retains many period features including high ceilings, picture rails and feature fireplaces as well also benefiting from sympathetic modern improvements, blending the old with the new.

Our Sellers love – Having two private outdoor spaces to call their own and how everything they need is virtually on their doorstep or a short walk away, making days at the beach or trips to London simple and enjoyable.

Key Features

- Spacious Apartment.
- Two Double Bedrooms.
- Large Living Room.
- Period Features & Log Burner.
- Private Balcony & Rear Garden.
- Walking Distance To Supermarkets, Shops, Cinema, Gyms and Restaurants.
- Walking Distance To Two Mainline Train Stations.
- Brand New Top Of The Range Hydrogen-Ready Boiler.

**Offers in Excess of
£245,000**

Boston Avenue, Southend-On-Sea

Entrance

Double glazed panelled door leading to:

Entrance Hallway

Stairs leading to first floor accommodation, double glazed window to side aspect.

Landing

27' 5" x 5' 11" (8.35m x 1.80m)

Double glazed window to side aspect, built in storage cupboard, radiator, carpet flooring, doors leading to:

Living Room

18' 11" x 12' 4" (5.76m x 3.76m)

Double glazed bay window to front aspect, double glazed panel door leading to balcony, log burner, radiator, picture rail, wood effect flooring.

Kitchen

7' 10" x 7' 1" (2.39m x 2.16m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space for cooker, fridge freeze, washing machine & dishwasher, wall mounted boiler, part tiled walls, wood effect flooring.

Master Bedroom

12' 11" x 11' 7" (3.93m x 3.53m)

Double glazed window to rear aspect, built in wardrobes, radiator, picture rail, carpet flooring.

Second Bedroom

12' 9" x 11' 3" (3.88m x 3.43m)

Double glazed window to rear aspect, feature fire place, radiator, carpet flooring.

Bathroom

7' 11" x 5' 10" (2.41m x 1.78m)

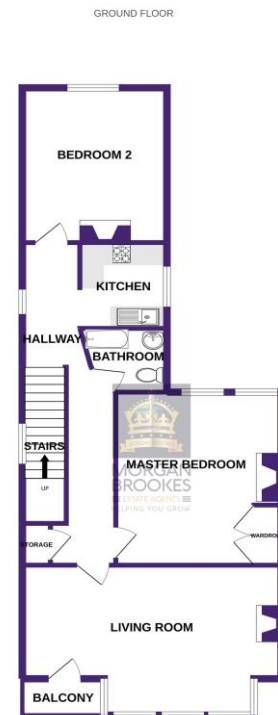
Obscure double glazed window to side aspect, panelled bath incorporating raised shower system, wash hand basin, low level W/C, radiator, part tiled walls, wood effect flooring.

Garden

Lawned area with path leading steps to upper level decorated with wood chip, shed to remain.

Additional Information

Council Tax Band: B Length Of Lease: 92 Years Remaining. Ground Rent, Service Charge & Building Insurance Combined: £60.83PCM. Ground Rent Reviewed: N/A Service Charge Reviewed: N/A



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagage C5022

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

01268 755626

morganbrookes.co.uk

**Offers in Excess of
£245,000**

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.