

Flat 4, 55 Warrior Square, Southend On Sea

MODERN ONE BEDROOM FIRST FLOOR FLAT IN WARRIOR SQUARE WITH ALLOCATED PARKING. FILLED WITH NATURAL LIGHT AND IDEALLY LOCATED CLOSE TO THE SEAFRONT, TOWN CENTRE AND MAINLINE TRAIN STATIONS. PERFECT FOR FIRST TIME BUYERS OR INVESTORS ALIKE



Price £150,000 Leasehold

MODERN ONE BEDROOM FIRST FLOOR FLAT

SPACIOUS OPEN-PLAN LIVING AREA

CENTRAL SOUTHEND LOCATION

CLOSE TO MAINLINE TRAIN STATION

BRIGHT AND AIRY WITH ABUNDANT  
NATURAL LIGHT

WALKING DISTANCE TO TOWN CENTRE

ALLOCATED PARKING SPACE TO THE REAR

IDEAL FIRST TIME BUY OR INVESTMENT  
OPPORTUNITY

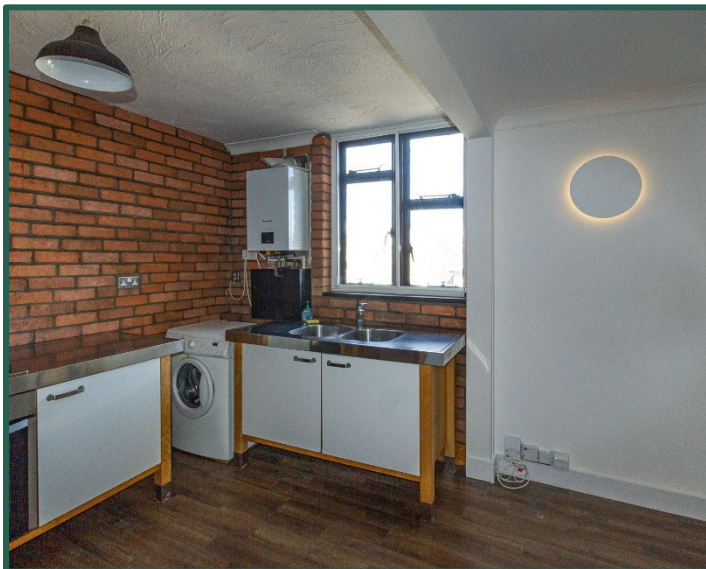
**ACCOMMODATION COMPRISES;**

Entrance to the property via joint front door stairs rising to first floor leading to own front door.

**OPEN PLAN KITCHEN / LIVING AREA**

**KITCHEN** 6'1" (1.85m) x 11'6" (3.51m)

Double glazed window to rear. Double bowl stainless-steel sink unit with mixer tap over. Stainless Steel work surfaces. Electric oven, four ring hob. Free standing draw unit and cupboard. Space for washing machine. Space for fridge freezer. Wall mounted combination boiler. Exposed brickwork finish.



**LIVING ROOM** 13'11" (4.24m) x 11'6" (3.51m)

Double glazing to rear aspect. Wood effect flooring. Wall mounted light fittings. Fitted radiator.



**BEDROOM** 9'10" (3m) x 8'8" (2.64m)

Double glazed window to rear. Fitted radiator. Carpet. Door leading to



**BATHROOM** 7'5" (2.26m) x 6'5" (1.96m)

1/2 Tiled bathroom. Comprising of step in shower unit. Pedestal wash hand basin with mirrored storage unit over. Low level W.C. Extractor fan.

**OUTSIDE**

To the rear of the property is an allocated parking space accessed via a driveway to the side of the building.



**Information**


Service Charge: £664 Yearly

Ground Rent: £0

Lease: 151

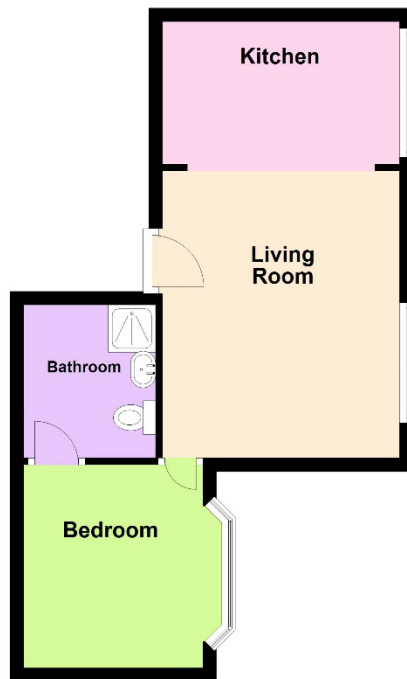
EPC Rating: C

Council Tax Band: Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**First Floor**

Approx. 35.7 sq. metres (384.0 sq. feet)



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