

HUNT ROCHE

The Estate Agent

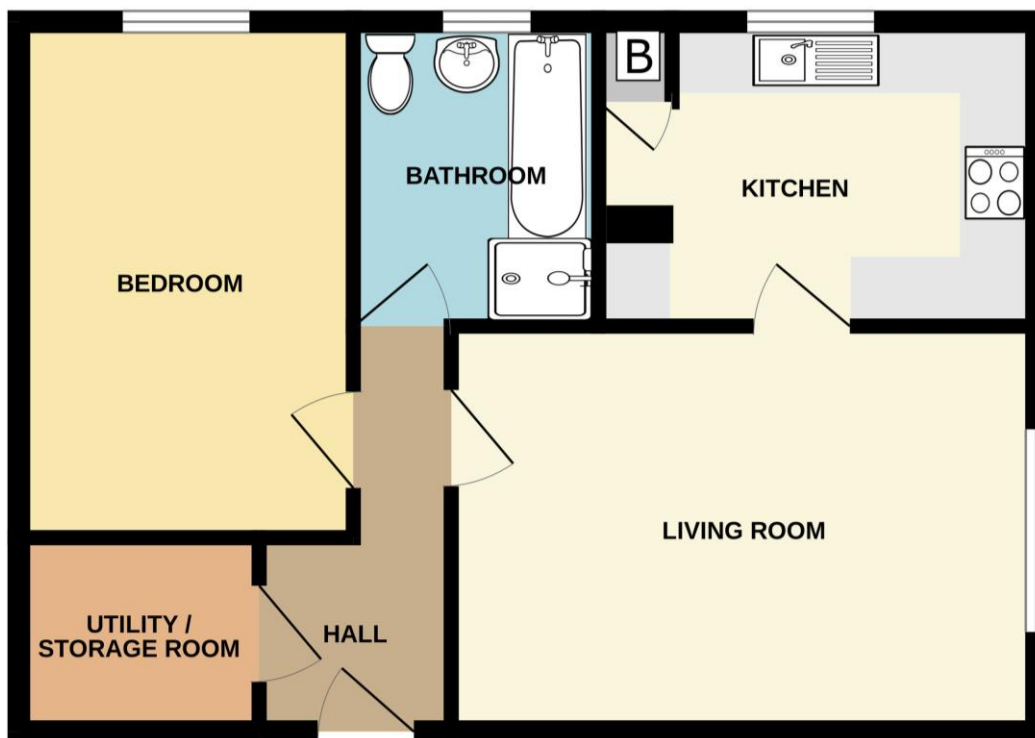


Asking Price: Offers in region of £140,000
59 Fraser Close, Shoeburyness, Essex, SS3 9YU

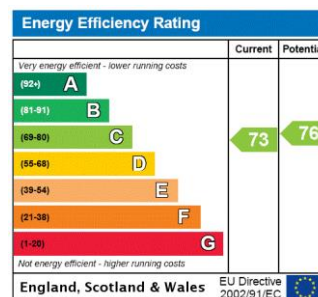


A well presented second floor purpose built apartment. The property benefits a generous size Living Room with direct access to a modern fitted Kitchen, with all appliances to remain. There is a good size bedroom, a large walk in storage/Utility Room and a four piece Bathroom suite. There is access to a residents communal drying area and residents parking. Offered with No Onward Chain

SECOND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.
Whilst 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.
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- *Well-Presented Purpose Built Second-Floor Apartment*
- *Generous-sized Living Room with direct access to a Modern Fitted Kitchen (with all appliances included)*
- *Large walk-in Storage Room /Utility room*
- *Four-piece bathroom suite*
- *Access to residents' communal Drying Room/area*
- *Communal parking available*
- *Double glazed throughout with gas radiator central heating*
- *Offered with No Onward Chain.*
- *Early internal viewing highly recommended to fully appreciate the property.*



Entrance via: Security Entry provides access to the Communal Hallway. Stairs rising to upper level.

(Located to the side of the front door is access to a Communal Laundry Drying Area)

Personal Entrance door to;

Entrance Hallway: 10'9" (3.28) (max) x 5'1" (1.55) (max) Laminate wood effect flooring. Doors to Living Room, Bedroom, Bathroom and Store Room. Radiator. Textured ceiling.

Store Room/ Utility: 6'7" x 5' (2m x 1.52m) Textured ceiling. Power and lighting (Agents Note - this could potentially be used as a walk in dressing room from the main bedroom)

Living Room: 15'4" x 10'4" (4.67m x 3.15m) uPVC double glazed window to side aspect. Radiator. Textured ceiling. Panelled door to;



Kitchen: 11'4" (max) x 7'10" (3.45m (max) x 2.4m) uPVC double glazed window to rear aspect. The Kitchen is fitted with a modern range of 'shaker style' eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. 'Bush' built in oven with four ring hob over with extractor canopy over. Under counter 'Bush' fridge (to remain) and matching freezer (to remain). Under counter 'Beko' washing machine (to remain). Laminate wood effect flooring. Radiator. Door to cupboard housing wall mounted 'Ideal Atlantic' boiler. Textured ceiling.

Bedroom: 13'5" x 8'8" (4.1m x 2.64m) uPVC double glazed window to rear aspect. Laminate wood effect flooring. Radiator. Textured ceiling.

Bathroom: 7'11" (max) x 6'11" (2.41m (max) x 2.1m) Obscure uPVC double glazed window to rear aspect the four piece suite comprises a tiled shower enclosure with wall mounted electric Triton shower, panelled enclosed bath with twin hand grips and mixer taps, pedestal wash hand basin and low level wc. Wall mounted mirror fronted cabinet. Partly tiled walls. Textured ceiling.

Lease Information: Lease Start Date; 30 Sep 2019 - End Date; 30 Sep 2144
Lease Term; 125 years from 30 September 2019 Lease Term Remaining; 119 years

Maintenance/Service Charges;

Payable to Southend on Sea City Council

For the period 01/04/24 - 31/3/2025 the maintenance charge invoiced amount was £944.52 for the year.

Please note that this information is provided for guidance purposes only and your legal representative will need verify this information.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION



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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 3/29/2025