



## Hera Close, Southend-on-Sea

### Guide Price £225,000 Leasehold

- First floor flat
- Modern quiet development
- Kitchen with dining space
- Lounge with Juliet balcony
- Two bedrooms
- Allocated parking
- In need of some redecoration
- No onward chain





A first floor two bedroom apartment situated in a modern quiet development which is within walking distance to Southend East train station, Southchurch Park and the seafront.

Situated on the first floor of the development this property has two well appointed bedrooms, a lounge with a Juliet balcony, a fitted kitchen with additional space for dining. Additionally you will find a bathroom that includes a three piece suite. In the entrance hall you have two storage cupboards which offers great convenience.

The property does require some redecoration throughout but does offer a good space with lovely potential.

Externally you have well maintained communal areas, and a car park which offers allocated parking.

Offered to the market with vacant possession, therefore no onward chain.

### Hallway

### Lounge

14'8 x 12'4

### Bedroom 1

18'6 x 8'4

### Bedroom 2

14'0 x 8'8

### Lounge

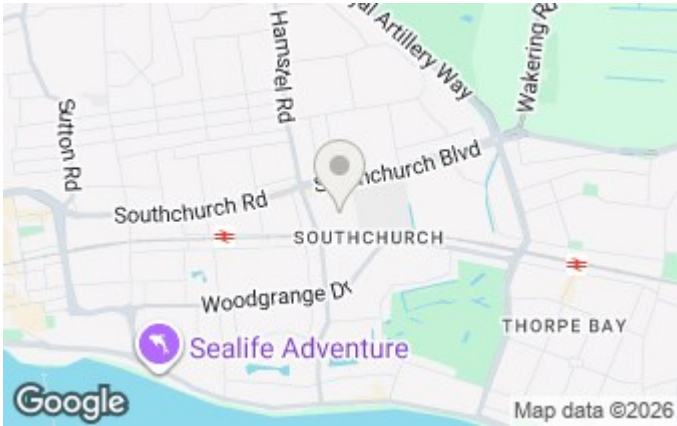
14'8 x 12'4

### Kitchen/Diner

13'2 x 11'3

### Bathroom

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



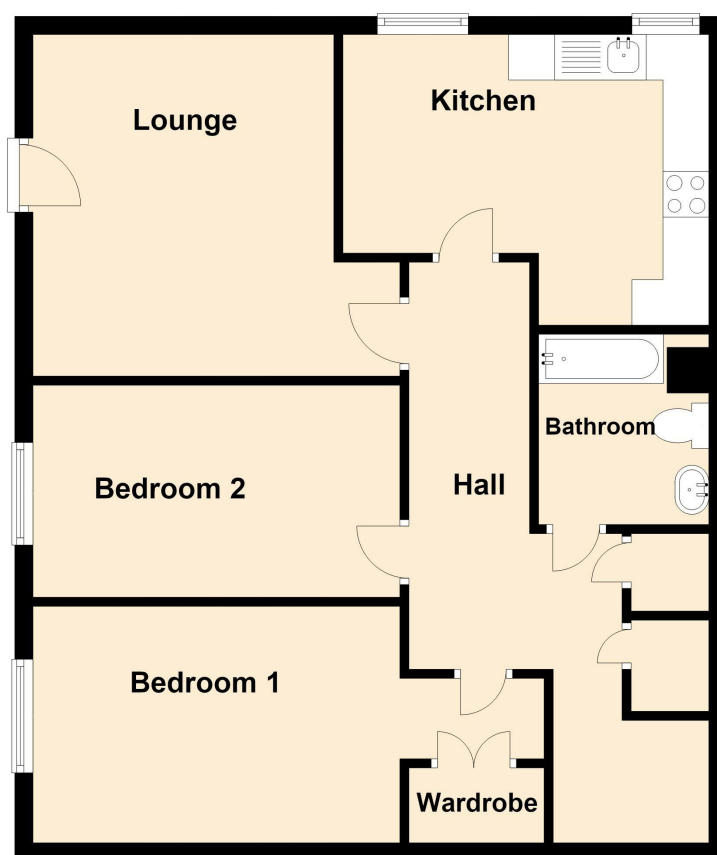
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Local Authority **Southend-on-Sea**  
Council Tax Band **C**  
EPC Rating **B**

## First Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 sq. feet)

### Sales Office

190 London Road, Southend-On-Sea,  
Essex, SS1 1PJ

### Contact

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<https://hairandson.co.uk/>

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.