sorrell

established 1919

RICS

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9/9A Bournemouth Park Road, Southend-On-Sea, SS2 5JQ

£315,000

Sorrell are favoured with instructions to offer for sale this investment opportunity of two self contained flats. The two bedroom first floor flat is let on an assured shorthold tenancy producing £8,880.00 per annum with the one bedroom ground floor being vacant. Further details available on request.

Number 9
Ground floor apartment
Spacious entrance hall, radiator, doors off on to

Lounge 20'8" x 10'8" (6.32 x 3.27)
Double glazed french doors leading on to rear garden, fire place, radiator

Kitchen 10'10" x 7'5" (3.32 x 2.27)
Basic fitted units, sink unit, door through to large lean to with walk in cupboard housing gas combination boiler.

Bedroom 15'7" x 12'9" (4.77 x 3.89)
Double glazed bay window to front, radiator.

Bathroom
Panelled bath with shower over, wash hand basin, double glazed opaque window to side.

Separate W.C.
Opaque glazed window to side.

West Backing Rear Garden

Number 9a
Stairs to first floor landing, radiator, built in cupboard, doors off onto:

Lounge/ Kitchen 16'10"ax x 15'6" to bay (5.15max x 4.74 to bay)
Lounge area.
Double glazed bay window to front, vinly flooring, radiator:
Kitchen area
Laminate flooring, cupboard and draw base units, eye level wall cupboards , rolled top work surface, tiled splash backs, stainless steel sink unit recess for cooker and fridge/ freezer, double glazed window to front:

Bedroom One 18'8" x 10'8" (5.70 x 3.26)
Doubel glazed windows to rear, carpeted, radiator:

Bedroom Two 12'3" x 10'11" to alcove (3.74 x 3.33 to alcove)
Double glazed windows to rear, carpeted, fitted cupboard housing boiler, radiator:

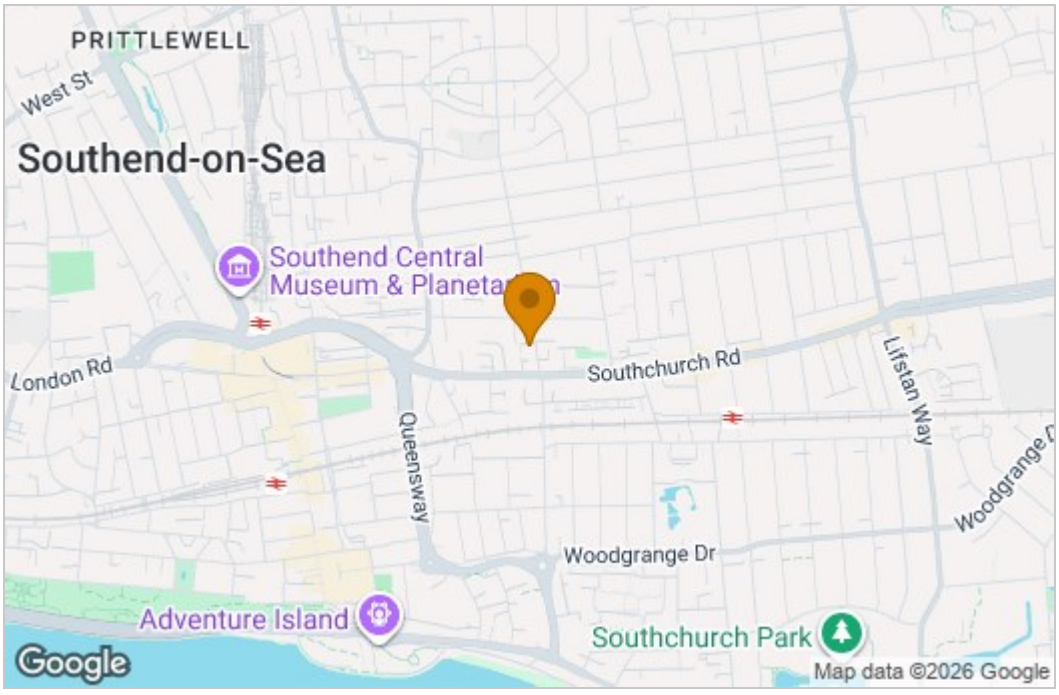
Lobby
Vinly flooring, plumbing for washing machine, double glazed window to side, door through to:

Bathroom 8'1" x 7'8" (2.47 x 2.35)
Opaque double glazed window to side, panalled bath with electric shower over, pedastal wash hand basin, vinyl flooring, tiled splash backs, radiator:

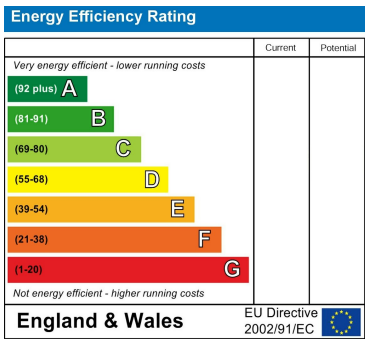
Separate wc
Laminate flooring, part tiled walls, low level wc, opaque double glazed window to side

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell