



# FOR SALE

**Cambridge Road,  
Southend-On-Sea SS1 1EJ**

Asking Price £170,000   Leasehold   Council Tax Band - C

678.13 sq ft

- Two Bedroom Retirement Apartment
- Beautiful Period Building In Conservation Area
- West Facing Windows For Plenty Of Natural Light
- Double Bedrooms With Built In Storage
- Close To Southend City Centre Shops
- Easy Access To Beach Front Via Cliff Lifts
- Large Double Shower With Seat For Stability Assistance
- Communal Car Park With Ample Spaces
- Short Walk To Prittlewell Square & Gardens
- Guest & Laundry Building Facilities Plus Lift Access To Apartment

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**



## Description

A desirable second floor apartment comprising of two double bedrooms, a lounge with seamless kitchen access and three piece suite bathroom, blend together to create a wonderful home. With west facing windows and pleasant views, your apartment will always be filled with natural light.

The building benefits from a communal car park with ample parking, plus lift access to make reaching your home stress free. With guest facilities and communal gardens to use at your disposal, you have plenty of delightful spaces to spend quality time with loved ones, as well as resident arranged coffee mornings and activities for those looking for companionship.

Set in a beautiful conservation area, this 18th century building is bursting with period charm to admire. With Prittlewell Gardens just a short walk away for colourful day time strolls surrounded by florals and access to the beach front via the convenient Cliff lift, there are coastal amenities within easy reach. Approximately a five minute walk takes you into Southend City Centre for retail and food shops, plus transport links, you'll be able to get around with ease and enjoy what the local areas have to offer.

### Measurements

Lounge  
13'1 x 11'9 (3.98m x 3.65m)  
Kitchen  
7'3 x 11'9 (2.23m x 3.64m)  
Bedroom 1  
9'4 x 11'3 (2.88m x 3.46m)  
Bedroom 2  
11'3 x 8'2 (3.44m x 2.49m)  
Bathroom  
5'4 x 6'8 x 4'5 (1.65m x 2.08m x 1.37m)  
Hallway  
11'9 x 4'5 (3.64m x 1.37m)

### Interior

This wonderful home begins in the entrance hallway with the added benefit of three storage cupboards, perfect for keeping your space neat and tidy. Down the hallway to the left you enter the spacious yet cosy lounge area with vast outlooks from the window and allowing for plenty of natural light. You could enjoy your morning cup of tea in your favourite arm chair whilst watching the clouds go by. Seamlessly joining the lounge is the kitchen, with a semi-dividing wall allowing for a larger kitchen area with additional base and wall units. With integrated appliances and space for a tall fridge/freezer, you can enjoy creating your most prized culinary delights here. Ahead from the hallway is the second bedroom, a comfortable double with a built in storage cupboard - meaning less space needed for additional storage solutions. Next along is bedroom 1, also a double room benefitting from built in storage, here will be the place to drift off and relax after a long day. Completing the home is the bathroom with a large walk in shower and convenient seat for those in need of extra support, a low level W/C and hand basin in a vanity unit with additional storage space for your toiletries.

### Exterior

The home benefits from a private residents only car park, for those who drive, there is plenty of space for parking your vehicle and can be used by guests when they come to visit. With garden grounds, guest facilities and lounge to use at your disposal, plus regular meet ups arranged by residents, there is a real sense of community here that you can look forward to becoming a part of. The property also benefits from lift access making reaching your home stress free. The building is clean and well maintained creating a lovely environment to reside

in. There is an office downstairs where non-resident management are around part time and a careline alarm service to help with anything should you need it. A convenient laundry room is available for residents to use and the building itself, being in a conservation area, has wonderful period charm to admire.

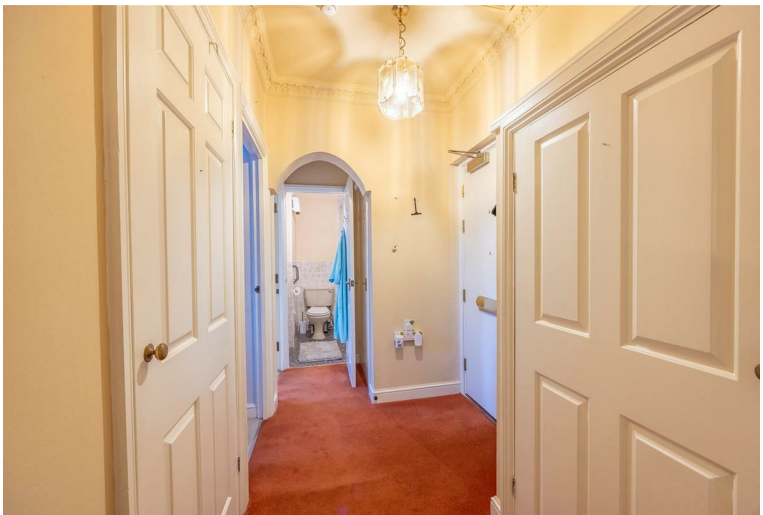
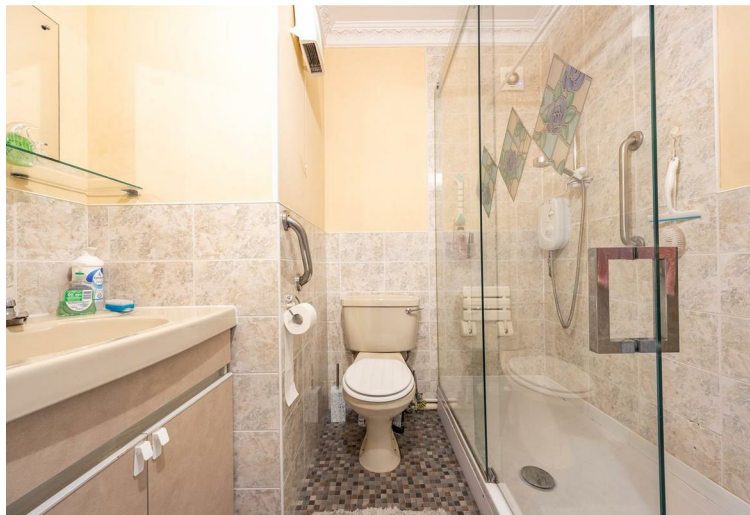
### Location

Situated just a short walk away to Prittlewell Gardens, a serene space you can treasure the colourful flower arrangements on display. Venturing down and using the Cliff lift, you can head to the sea front for a lunch or evening meal by the sea as well as catching a bus to help you travel around the local area. You are also within close proximity to Southend City Centre where you can find an abundance of retail shops to browse. Period beauty combine with coastal amenities to create for a location where there is always somewhere to go and experiences to enjoy.

### Tenure

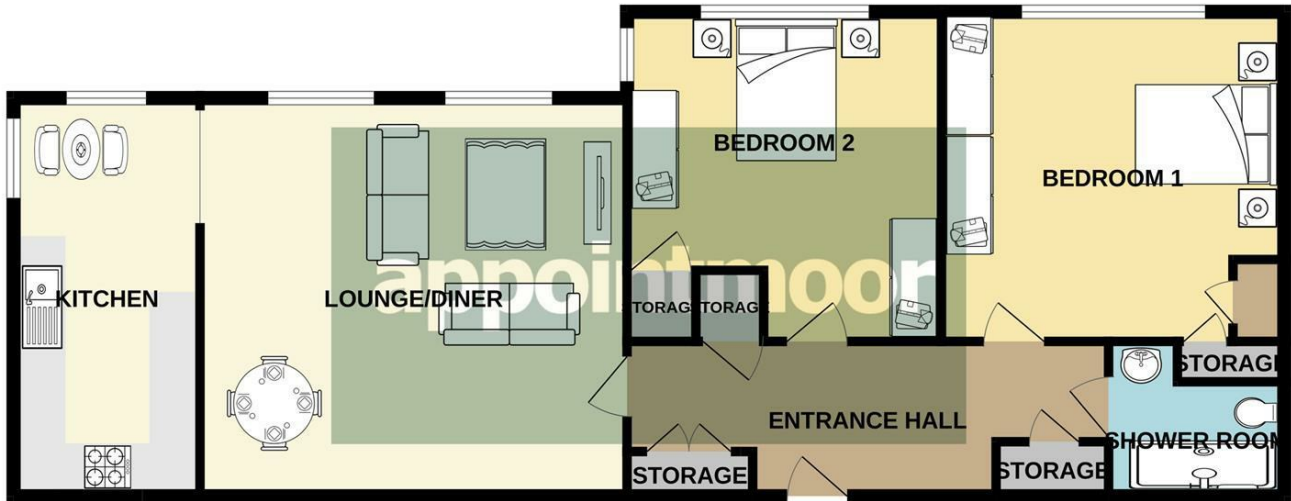
Leasehold.  
Years remaining: 87  
Annual service charge: £3531.12 (paid monthly £294.26)  
Annual ground rent: £120.00 (paid monthly £10.00)







## SECOND FLOOR



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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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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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