



\* £180,000 - £200,000 \* Beautifully presented one bedroom first floor flat available for over 55s, boasting a south facing balcony with wonderful views across the glorious Southend Conservation Area. Well-located in a prime position for ideal bus connections, Southend Central Train Station, the seafront and Southend's city centre.

- Beautifully Presented First Floor Flat
- Available for Over 55s
- Open Plan Kitchen/Living Room
- South Facing Balcony
- Newly Refurbished Kitchen with New Appliances
- One Bedroom with Built-in Wardrobes
- Modern Fitted Shower Room
- Communal Garden
- Residents Parking
- Central Location Close to Two Major Train Lines and Bus Connections

## Cambridge Road

Southend-on-Sea

**£180,000**

Price Guide



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# Cambridge Road



Bear Estate Agents are thrilled to market for sale, this stunning one bedroom second floor flat in Cambridge Court. The heart of the property lies within the open plan kitchen/living room that boasts a newly refurbished kitchen with new appliances and a south facing balcony with views of the tree-lined road. and has recently had a new floor fitted and refurbished railings. The bedroom has the added benefit of having built-in wardrobes, whilst further storage space can be found in the main entrance hall. The flat further accommodates a newly installed modern fitted three piece shower room that's had a new window fitted, new flooring and a new shower. Throughout the property, there are newly installed wireless water pump heaters. New floors have been fitted throughout and all walls and ceilings have been re-plastered.

Cambridge Road is a popular tree-lined road that overlooks the bowling green. It's located within minutes of the city centre which offers an abundance of amenities, as well as ample bus connections and two major train lines serving London. The seafront is also a stones throw away.

## One Bedroom First Floor Flat

### Entrance Hall

### Kitchen/Living Room

19'4 x 11'8

### South Facing Balcony

### Bedroom

10'8 x 9'8

### Shower Room

7'8 x 5'0

### Storage

### Communal Off-Street Parking

### Communal Garden








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## A Google Map of Westcliff-on-Sea, showing the coastline, roads (A13, A1160, B1015), and landmarks like Adventure Island and Sealife Adventure. A grey pin marks a location near the coast.

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

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