

1 Bedroom First Floor Flat For Sale - **£92,000**

**Stadium Road Southend-On-Sea SS2 5DH**



## KEY FEATURES

- One Bedroom Retirement Apartment
- Popular Warden Controlled Development
- Centrally Located, Easy Access to Town Centre
- Spacious Accommodation
- Extensive Communal Facilities
- Landscaped Communal Gardens
- Off Street Parking
- Recently Refurbished
- Lift Service & Economy 7 Heating
- No Onward Chain

## Description

One bedroom recently refurbished retirement apartment in a favoured Warden Assisted development, conveniently situated close to local shops & transport links, with easy access to the nearby Southend Town Centre. The development includes a spacious residents lounge, laundry room, hair salon, well maintained communal gardens and residents parking. Internal viewing is strongly advised.

## Accommodation

### Entrance Lobby

Accessed via glazed doors with security entry phone system. Further communal Hallway which provides access to all amenities including Resident's Club Lounge, conservatory, Laundry, Hair Salon, guest room and Landscaped Gardens. Lifts and stairs provide access to all floors. Private panelled entrance door leading to the...

### Hallway

Large built-in storage cupboards with panelled doors. Fitted electric storage heater, coved and textured ceiling. Panelled doors leading to the...

### Lounge/Diner 16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed window to the front elevation. Fitted fireplace with a wooden mantelpiece, coved and textured ceiling. Archway leading to the...

### Kitchen 8' 4" x 7' 7" (2.54m x 2.31m)

Selection of base and drawer units with an integrated oven and complimentary rolled edgework worktop. Inset sink, drainer and hob with a tiled splashback. Further eye level units, coved and textured ceiling.

### Bedroom 17' 5" x 9' 1" (5.30m x 2.77m) Maximum dimensions

Double glazed window to the front elevation. Built-in full height wardrobes with mirror folding doors. Fitted electric storage heater, telephone & TV point, coved and textured ceiling.

### Shower Room 7' 6" x 5' 6" (2.28m x 1.68m)

Modern suite comprising of a WC, pedestal wash hand basin, and double shower with wall mounted electric shower. Fully tiled walls and extractor fan.

### Off Street Parking

There are two residents car parks, one at each end of the development.

### Communal Gardens

Attractive and peaceful rear gardens with patio seating area, selection of mature flowerbeds and areas of lawn.

### On Site Facilities

Resident's club lounge with kitchen, conservatory, laundry room, hair salon, guest room, careline system and landscaped gardens.

### Agents Note

The property has recently been refurbished with newly fitted carpets, new lighting to the kitchen and lounge. Installation of a dedicated water heater and complete redecoration throughout.







## Floorplan



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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**  
 EPC rating for this property is: **B**  
 Tenure of the property is: **Leasehold**

**If Leasehold**, the remaining lease term is approximately: **93** years.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.