

1 Bedroom First Floor Flat For Sale - **£105,000**

**Riviera Drive Southend-On-Sea SS1 2RB**



## KEY FEATURES

- Off Street Parking
- First Floor Flat
- Double Glazed Windows
- Spacious Kitchen
- Communal Activities Lounge
- Communal Kitchen and Laundry Room
- Opposite Southend East Train Station
- A Short Walk From Shops and Amenities
- In the Highly Sought After Southchurch Village
- No Onward Chain!

## Description

A Delightful Retirement Apartment offering independent living for the over 60's! We are pleased to introduce to the sales market this one bedroom property on the first floor of Pembridge Court. Located in the highly sought after Southchurch Village, this retirement property offers secure off street parking, a thriving communal garden, an activities lounge as well as access to a communal kitchen and laundry facilities. With shops, amenities and popular transport routes just a short walk away, this property is located opposite Southend East Train Station whilst also only a short drive from Southend Sea Front and the town centre. With No Onward Chain a 24hr pull cord facility and a part time premises manager. Early Viewing is strongly Advised!

## Accommodation

### Communal Entrance

Accessed via a secure communal entrance, you are welcomed to the ground floor of the building. As well as providing access to all flats via a lift as well as a staircase, you will find both the communal lounge and washing facilities that this property offers. Via the lift or rising staircase, you can access the first floor where the flat is located.

### Private Entrance Hallway

Accessed via a wooden door, you are welcomed into the private entrance hallway of the flat. Finished with carpet flooring and wallpapered walls, this space has the added benefits of a wall mounted mirror, a fitted electric heater as well as a built in cupboard that allows for additional storage.

### Lounge 13' 5" x 11' 3" (4.09m x 3.43m)

Accessed via the entrance hallway, there is a lounge space. Finished with carpet flooring and wall papered walls, this space has the added benefit of a fitted radiator as well as a window towards the rear elevation of the property that allows plenty of natural light and views over the garden. With added details such as a coved ceiling this space features the serving window that looks onto the kitchen.

### Kitchen 8' 8" x 7' 4" (2.64m x 2.23m)

To the side of the entrance hallway, there is a wooden door that guides you to the kitchen. Comprised of both eye level and low level units, this space houses amenities such as an inset electric oven, an inset sink, an overhead extractor fan as well as plumbing space for a washing machine or dishwasher. Finished with tiled effect flooring and splashback wall tiling, this room features a serving window that overlooks the lounge.

### Bedroom One 8' 2" x 10' 10" (2.49m x 3.30m)

Accessed via the entrance hallway, there is the bedroom. With carpeted flooring and bright wallpapered walls, this space has the added benefit of an electric heater as well as a window towards the rear elevation of the property overlooking the garden and a built in storage cupboard.

### Bathroom 8' 3" x 5' 6" (2.51m x 1.68m)

Accessed via the entrance hallway, there is a three piece bathroom. Comprised of a low level W/C, pedestal sink and paneled bath, this bathroom has the added benefit of a wall mounted mirror as well as an extractor. Finished with splashback wall tiling and vinyl flooring.

### Communal Activities Lounge

Located on the ground floor, there is a communal activities lounge that provides multiple seating areas as well as a bookshelf and a dart board among other activities. There is an adjacent communal kitchen area as well as a glassed door that leads into the communal garden.

### Communal Kitchen

With a selection of eye level and low level units, this communal kitchen that is located within the lounge is used as a drinks area where teas and coffee's can be enjoyed by all.

### Communal Garden

Accessed via the communal lounge, there is a communal garden that is mainly laid to lawn, featuring raised flower beds. There is a section of patio that makes for a communal outside seating area as well as a wooden gate that allows access to the gardens from the off street car park.

### Off Street Parking

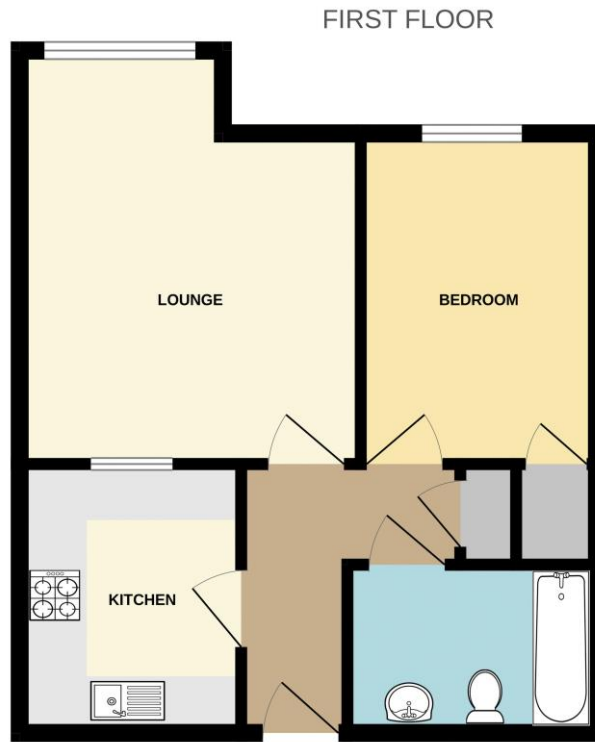
There is a car park that provides parking for residents and guests.





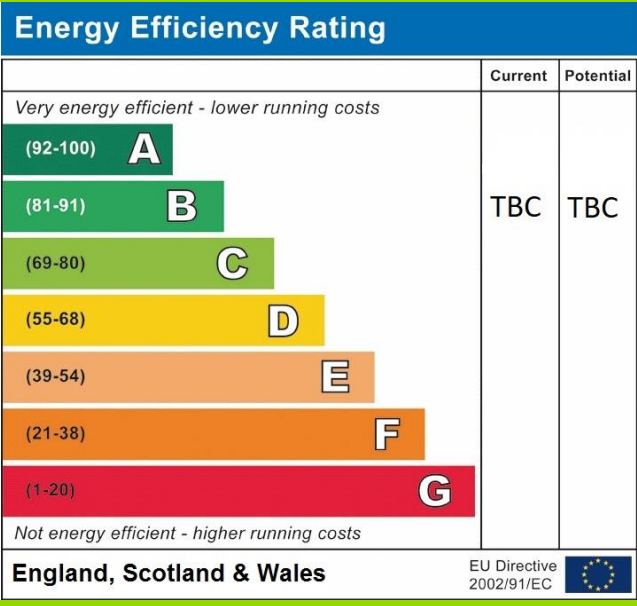






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

EPC Graph & Additional Information



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

**If Leasehold**, the remaining lease term is approximately: **150+** 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.