



## CAMBRIDGE ROAD

SOUTHEND-ON-SEA, SS1 1EJ

**GUIDE PRICE £180,000**  
LEASEHOLD

**\*\* STUNNING GRADE II LISTED RETIREMENT APARTMENT IN THE HEART OF THE CITY WITH SOUTH FACING BALCONY - THE PERFECT LOCATION CLOSE TO EVERY AMENITY \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER



# CAMBRIDGE ROAD

- Grade II Listed Development for the over 55's
- Simply superb top floor retirement apartment
- Double bedroom with built in wardrobes
- Wonderful open plan living space with modern kitchen, dining area and south facing balcony
- Luxury shower room/w.c
- Residents lounge, kitchenette and laundry room
- Well tended communal grounds and ample parking opportunities
- City centre location - access to major retail links, High Street, seafront & iconic parks
- Conservation area
- An absolute must see



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RP&C Estate Agents are delighted to present this elegant Grade II listed retirement apartment, exclusively available for the over 55s.

Occupying a prime top-floor position within this prestigious development, the property combines historic charm with modern convenience. The thoughtfully designed open-plan living space makes the very most of its layout, seamlessly incorporating a bright lounge with beautiful balcony - a perfect spot to enjoy the open views across the leafy Trimline Road., dining area, and a stylish fitted kitchen. There is also a versatile study nook cleverly created adjacent to the kitchen.

The welcoming entrance hall leads to a spacious double bedroom and a beautifully appointed contemporary shower room, finished to a high standard. Throughout, the apartment offers a wonderful sense of light, space, and ease of living.

Set within a characterful building, residents benefit from charming communal areas including a lounge, kitchen, and laundry room, creating a warm community feel. Additional advantages include secure

parking and well-kept grounds.

Perfectly positioned in the heart of the city, everything is on your doorstep – from vibrant shops, restaurants, and cafés, to the seafront, iconic parks, and excellent transport connections.

This superb apartment offers the ideal combination of period elegance, modern comfort, and an unbeatable location. Early viewing is highly recommended.

## Inviting Entrance Hallway

## Living/Dining Room/Kitchen

## South Facing Balcony

## Double Bedroom

## Luxury Shower Room/w.c

## Residents Lounge

A beautifully arranged living space ideal for socialising. There is a kitchen area and laundry room.

## Communal Parking & Gardens

Ample parking opportunities and well kept grounds.

## Agents Note

We understand there are approximately 89 remaining on the current lease. The service charge is £304 per month. This includes the buildings insurance.

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### ADDITIONAL INFORMATION

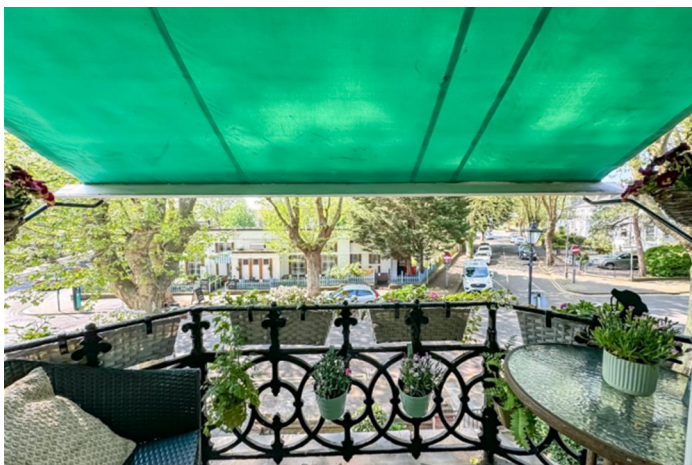
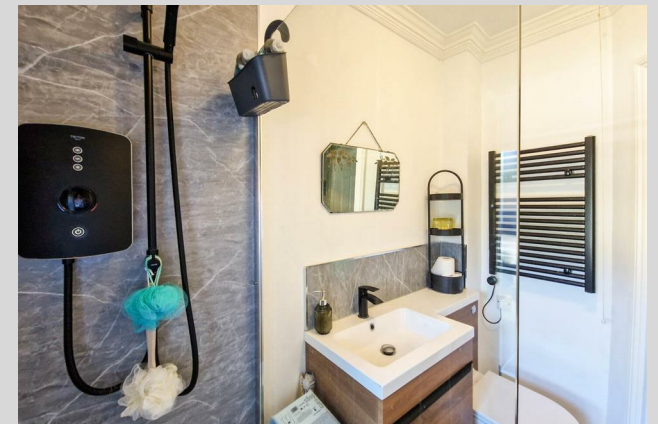
**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Leasehold**







THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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