



## Martins Court, Stadium Road Southend-on-Sea

- TWO GOOD SIZE BEDROOMS
- COMPLETELY SELF CONTAINED
- ACCESS TO ITS OWN SECLUDED GARDEN AREA
- CHAIN FREE

**Guide Price £175,000**

Chain free unique self contained two bedroom ground floor apartment for the over 60's with its own direct access off the lounge to a lovely secluded garden. Very nicely presented and within reach of local shops, buses and Prittlewell Station. Former Managers own accommodation with its own personal front door.





#### AGENTS NOTES

Chain free Independent living ground floor apartment for the over 60's.

This former Managers self contained accommodation is adjacent to the main complex with its own personal entrance door to the fabulous two bedroom home with all the benefits of the main complex and the use of all the extensive facilities available including a welcoming communal Lounge for meeting up as well as a bookable guest room laundry room and its own hair salon. Included is 24 hour emergency pull cords as well as a site Manager for ant assistance and a very well kept secluded garden.

However this self contained home has a beautiful lounge with double glazed doors opening out to its own almost private garden area with an outside patio.



Everything you could wish for in your retirement as well as being close to bus routes and close proximity to Prittlewell Station with the City Centre not far away and local shops within reach..

## HALLWAY

## LOUNGE

19' 6" x 10' 4" (5.94m x 3.15m)

## SHOWER ROOM

## KITCHEN

9' 6" x 6' 6" (2.9m x 1.98m)

## BEDROOM

11' 9" x 9' 9" (3.58m x 2.97m)

## BEDROOM

9' 9" x 9' 6" (2.97m x 2.9m)

## GARDEN

## TENURE

LEASE REMAINING - 89 YEARS

EPC - TBC

COUNCIL TAX - C

SERVICE CHARGE - £3832.75 PER ANNUM

GROUND RENT - £200 PER ANNUM

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



Total area: approx. 57.5 sq. metres (618.8 sq. feet)

Regulated by RICS

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