



## Martins Court

Stadium Road, Southend-on-Sea

- PURPOSE BUILT RETIREMENT FLAT
- ONE DOUBLE BEDROOM
- TWO RESIDENT ONLY CAR PARKS
- DOUBLE GLAZING AND ELECTRIC HEATING



## Guide Price £90,000

A one bedroom ground floor retirement flat situated in a popular retirement block, benefitting from a car park and a lovely communal garden.





A one bedroom ground floor flat situated in a popular retirement block. Martins Court has the benefit of two car parks, lovely communal gardens that are well maintained. The property is in a great location nearby to Southend City Centre as well as walking distance to other local shops on the Greyhound retail park. The transport links are also very good with Prittlewell Station in easy reach.

The property comprises of a double bedroom, a wet room bathroom, and a spacious living room that flows into the fitted kitchen.

The main complex includes the use of all the extensive facilities available including a welcoming communal Lounge, a bookable guest room, laundry facilities and its own hair salon. Included is 24 hour emergency pull cords as well as an on site Manager for assistance

The property is offered to the market with vacant possession, therefore no onward chain.



## HALL

### LOUNGE

14' 5" x 12' 7" (4.39m x 3.84m)

### KITCHEN

8' 4" x 5' 9" (2.54m x 1.75m)

### BEDROOM

12' 2" x 8' 8" (3.71m x 2.64m)

### BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m)

### TENURE

LEASE REMAINING - 89 YEARS

SERVICE CHARGE - £3066.20

GROUND RENT - £200 PER ANNUM

COUNCIL TAX - C

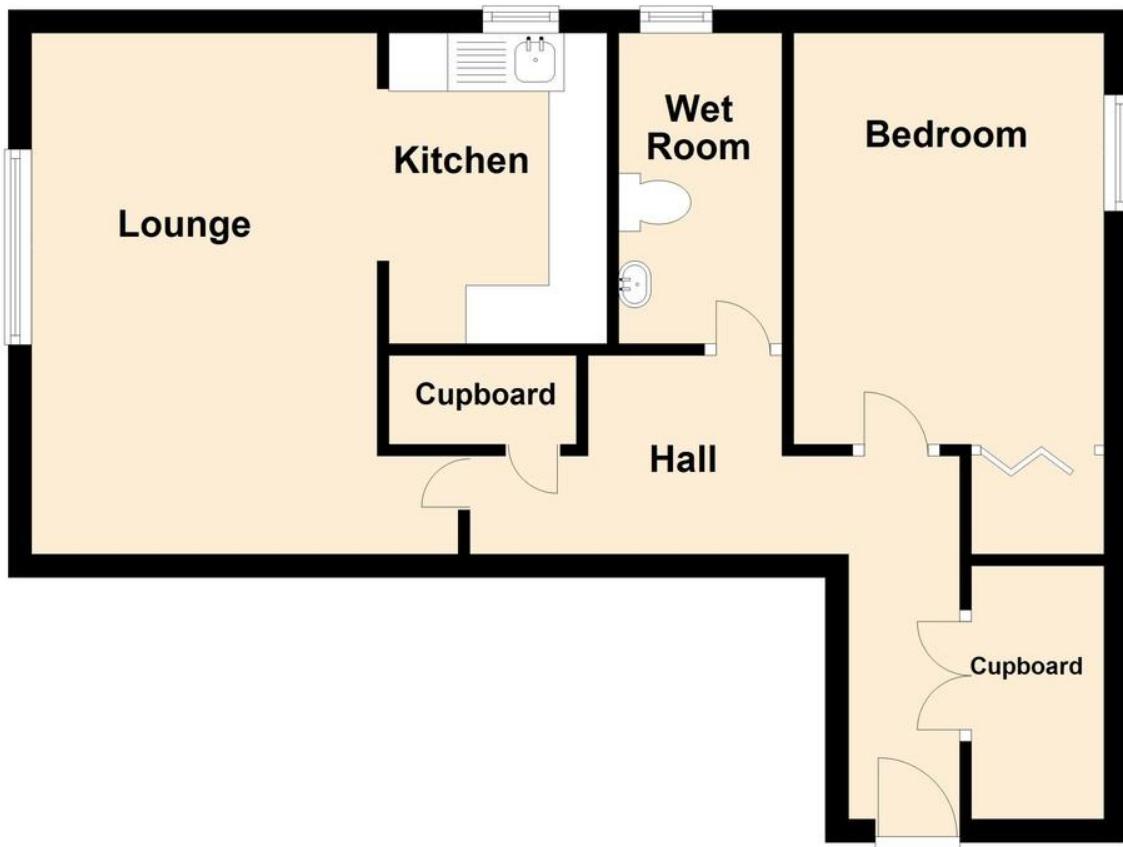
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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an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



## Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 46.3 sq. metres (498.0 sq. feet)

Regulated by RICS

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