



Stadium Road , Southend-on-Sea SS2 5DH

- TWO GOOD SIZE BEDROOMS
- ACCESS TO ITS OWN SECLUDED GARDEN AREA
- INDEPENDANT LIVING FOR THE OVER 60's
- BOOKABLE GUEST ROOM, HAIR SALON & LAUNDRARY ROOM
- COMPLETELY SELF CONTAINED
- CHAIN FREE
- 24 HOUR EMERGENCY PULL CODES
- BEAUTIFULLY KEPT THROUGHOUT

Guide Price £150,000 Leasehold



Location

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 Prittwell Station with the City Centre not far away and local shops within reach..

HALLWAY



LOUNGE

19'6" x 10'4"

SHOWER ROOM

KITCHEN

9'6" x 6'6"

BEDROOM

11'9" x 9'9"

BEDROOM

9'9" x 9'6"

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.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **C**
EPC Rating **D**

Ground Floor

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



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

Sales Office

190 London Road
Southend-On-Sea
Essex
SS1 1B1

Contact

01702 34 11 77
<https://hairandson.co.uk/>

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

