



Martins Court, Southend-on-Sea

Guide Price £80,000 Leasehold

- PURPOSE BUILT RETIREMENT FLAT
- TWO RESIDENT ONLY CAR PARKS
- COMMUNAL GARDENS AND CONSERVATORY
- WALKING DISTANCE TO LOCAL AMENITIES
- ONE DOUBLE BEDROOM
- DOUBLE GLAZING AND ELECTRIC HEATING
- GUEST ROOM
- NO ONWARD CHAIN





****£80,000 - £85,000****

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"

KITCHEN

8'4" x 5'9"

BEDROOM

12'2" x 8'8"

BATHROOM

9'4" x 4'9"

TENURE

LEASE REMAINING - 89 YEARS

SERVICE CHARGE - £3066.20

GROUND RENT - £200 PER ANNUM

COUNCIL TAX - C

EPC - D

• 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.



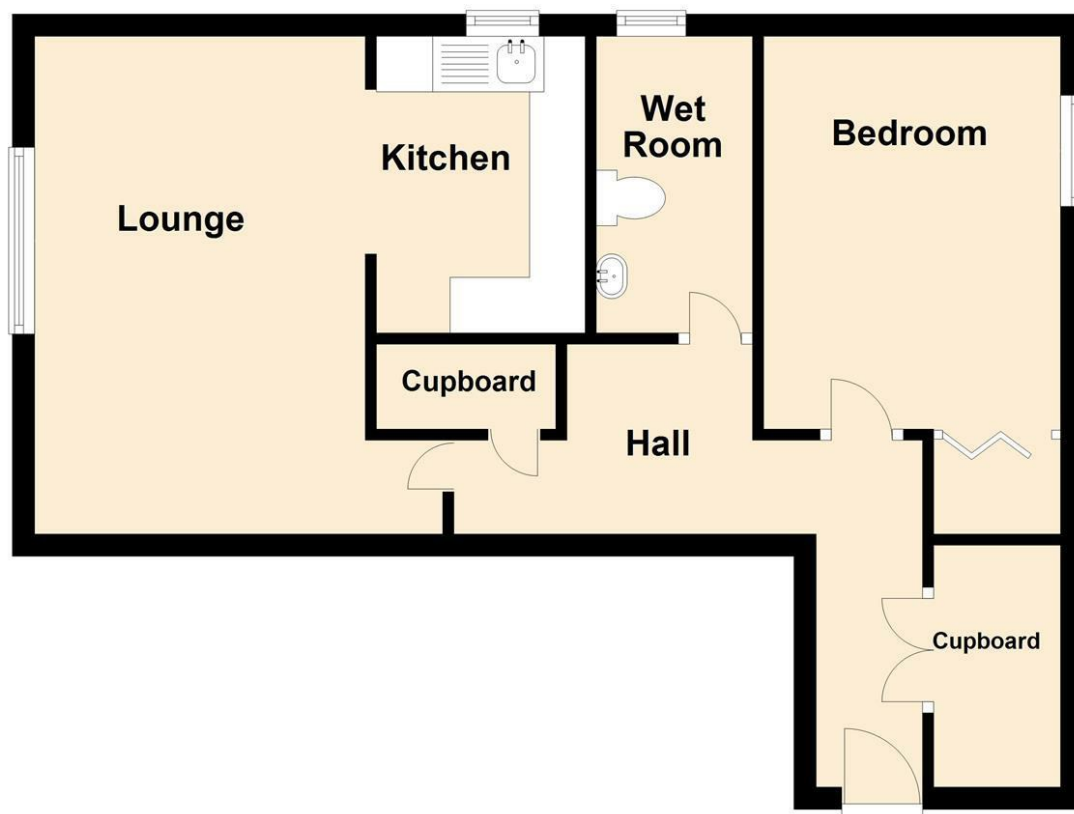
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor

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



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

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

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<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.