



\* £120,000 - £130,000 \* No Onward Chain \* Well-presented one-bedroom first floor retirement apartment for over 60s, offering spacious living accommodation, lift access, and excellent communal facilities in a convenient Southend-on-Sea location.

- Retirement Apartment For Over 60s
- First Floor Flat with Lift Access
- Modern Kitchen
- Three Piece Shower Room
- Communal Parking and Gardens
- No Onward Chain
- Spacious Lounge/Diner
- Large Double Bedroom with Built-in Wardrobes
- Excellent Communal Facilities
- Close to Transport Links and Amenities

## Stadium Road

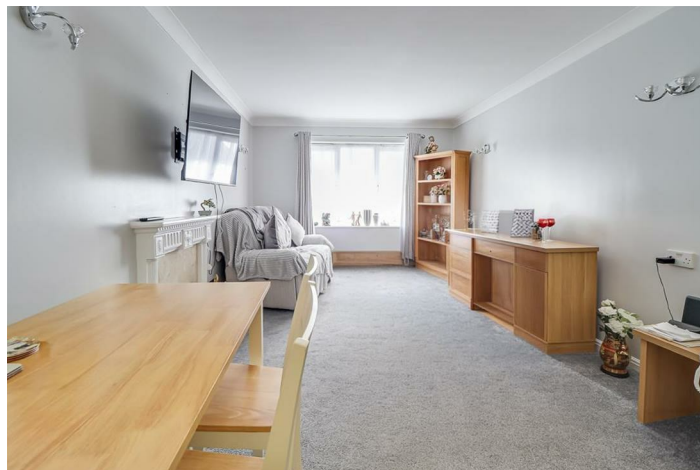
Southend-on-Sea

**£120,000**

Guide Price



# Stadium Road



This bright and well-maintained first floor flat is situated within a popular retirement development and benefits from lift access. The property comprises an entrance hall with two large storage cupboards, leading into a spacious lounge/diner with an opening into a modern fitted kitchen. There is a large double bedroom featuring built-in wardrobes, alongside a contemporary three-piece shower room. The apartment also benefits from double glazing and electric heating.

Residents enjoy access to a range of communal facilities, including off-street parking, well-kept gardens, a conservatory, residents' lounge, communal kitchen, bin store, laundry room, and an on-site hairdressers. A guest room is also available on request, ideal for visiting family and friends.

Situated in Martins Court on Stadium Road in Southend-on-Sea, the property is conveniently located close to bus links, Prittlewell Train Station, and a range of local amenities, making it an ideal and accessible place to live.

## **One Bedroom First Floor Flat**

### **Entrance Hall**

12'7 x 3'9

### **Lounge/Diner**

16'7 x 10'3

### **Kitchen**

8'4 x 7'7

### **Bedroom**

15'4 > 13'1 x 9'1

### **Shower Room**

7'5 x 5'5

### **Storage**

### **Lift Access**

### **Communal Lounge and Kitchen**

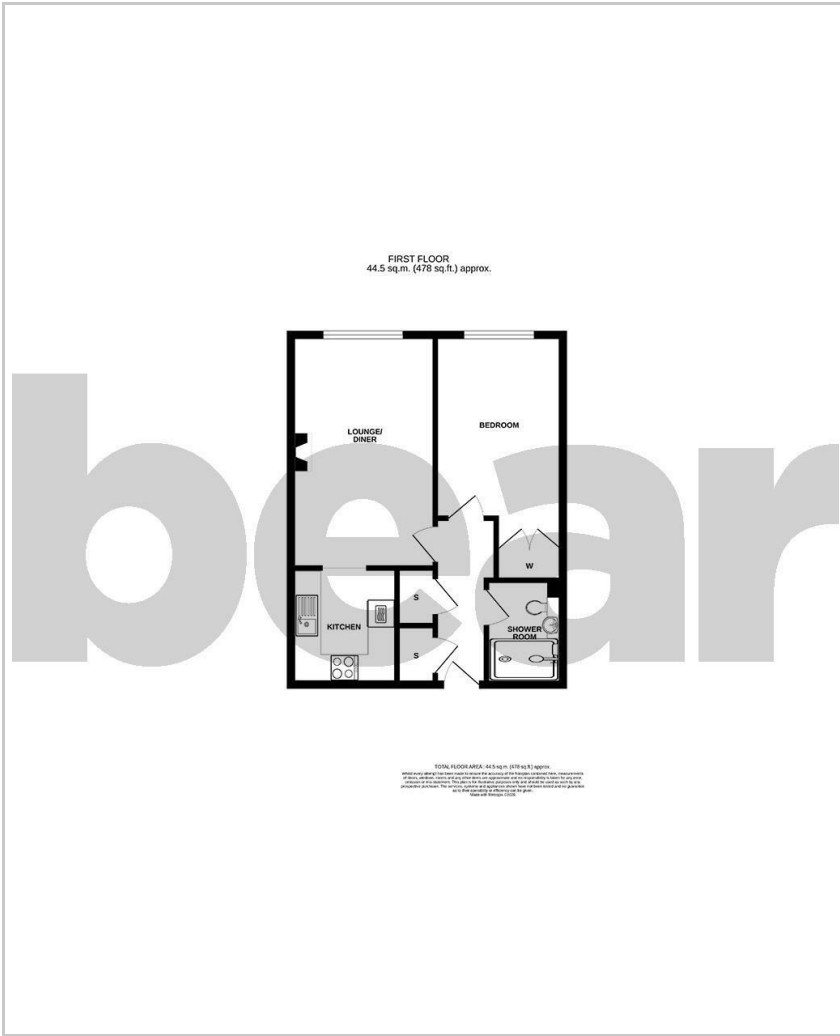
### **Communal Conservatory**

### **Communal Garden**

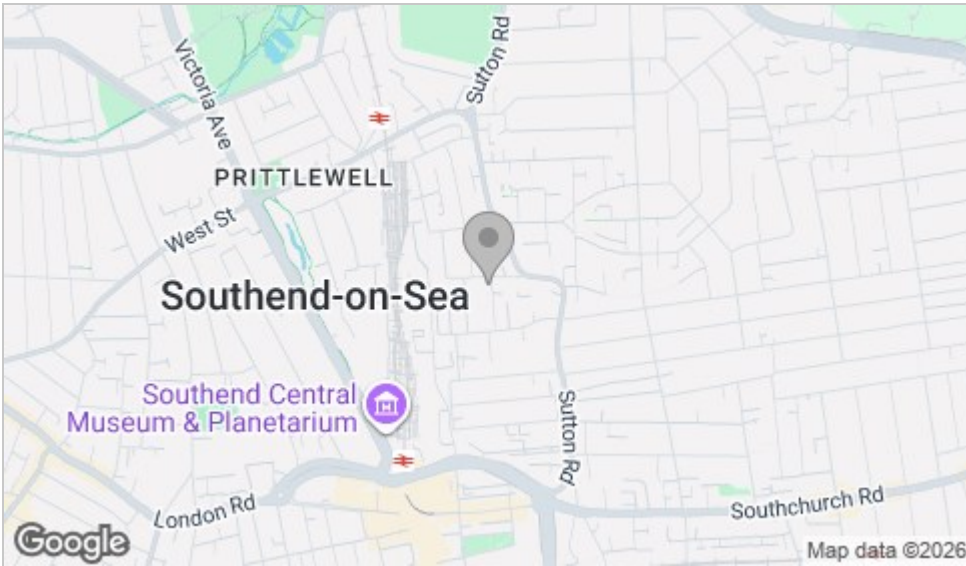
### **Communal Parking**



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		