



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cambridge Road, Southend-On-Sea



Morgan Brookes believe - Situated within the Conservation area & having been fully refurbished to a high standard throughout, this 2 double bedroom maisonette is an ideal first time purchase or investment buyers dream. The property offers good size accommodation with the added benefit of having its own private courtyard, share of the communal garden & own off street parking.

Our Sellers love - Being conveniently located within easy reach of Southend City Centre, Central Train Station & The Seafront.

Key Features

- A Beautifully Restored Garden Maisonette.
- Finished To A High Standard Throughout.
- Highly Desirable Clifftown Conservation Area.
- Opposite Alexandra Green & Bowling Club.
- Two Double Bedrooms.
- Open Plan Kitchen / Living Area.
- Private Courtyard & Communal Garden.
- Off Street Parking.
- No Onward Chain.

**Offers in Excess of
£280,000**

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morganbrookes.co.uk

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Private Entrance

Double glazed paneled door to:

Private Hallway

27' 7" x 6' 1" nt 3' 4" (8.40m x 1.85m nt 1.02m)

Wall mounted meters, wall mounted heater, smooth ceiling, wood effect flooring, doors to:

Bedroom 1

15' 5" x 14' 3" (4.70m x 4.34m)

Glazed bay sash window to front aspect, feature fireplace, wall mounted heater, smooth ceiling, carpet flooring.

Shower Room

14' 2" x 3' 10" (4.31m x 1.17m)

Double shower cubicle, wand basin, low level WC, smooth ceiling, extractor fan, tiling to walls & flooring.

Bedroom 2

13' 4" x 8' 11" (4.06m x 2.72m)

Double glazed window to rear aspect, wall mounted heater, smooth ceiling, carpet flooring.

Living Space

18' 4" x 11' 4" (5.58m x 3.45m)

Kitchen Area : Double glazed panelled door leading to private courtyard garden, fitted with a range of base & wall mounted units, roll top work surfaces incorporating 4 point electric hob with extractor over, fitted oven, dishwasher & fridge/freezer, splash back tiling, breakfast bar, smooth ceiling, wood effect flooring, opens to: Living Area : Double glazed window to side aspect, double glazed panelled door to communal rear garden, wall mounted heater, smooth ceiling, wood effect flooring.

Private Courtyard

19' 2" x 5' 3" (5.84m x 1.60m)

Private courtyard to side of Living Space.

Communal Rear Garden

Steps up to communal garden shared by 2 other flats, at rear of building.

Private Driveway

Off street parking to front.

Additional Information

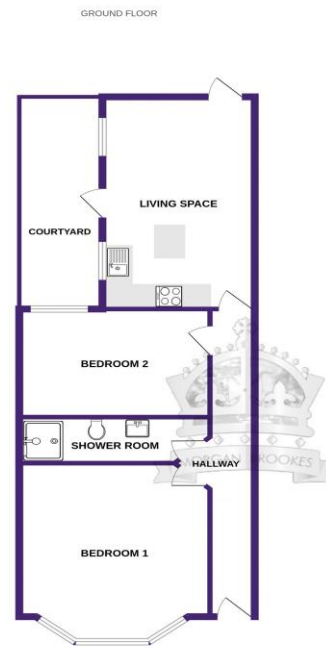
Council Tax Band: B

Length Of Lease: 124 years Approx.

Ground Rent & Service Charge: £1200PA (Approx.)

Agents Note

Morgan Brookes also provide professional lettings and property management services for landlords across South Essex and the surrounding areas. If you are considering renting your property, purchasing a buy-to-let investment or would like a review of your current management arrangements, please contact our Lettings Team.



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown hereon are not intended to be guaranteed as to their operation or fitness for a particular purpose. Made with MapInfo 6.000.10.000

Local Authority Information
Southend-on-Sea City Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.