



CAMBRIDGE ROAD

SOUTHEND-ON-SEA, SS1 1HP

GUIDE PRICE £225,000
LEASEHOLD - SHARE OF
FREEHOLD

** CONSERVATION AREA, 998 YEAR LEASE, LOW CHARGES & NO ONWARD CHAIN - SECURE GATED OFF-STREET PARKING - BEAUTIFULLY MAINTAINED TWO BEDROOM GROUND FLOOR FLAT MOMENTS FROM THE SEAFRONT, CLIFFS PAVILLION, SOUTHEND CITY CENTRE & TRAVEL LINKS INTO CENTRAL LONDON **

RP&C.
RICKY, PLANT & CHEN-PORTER

CAMBRIDGE ROAD

- Two bedroom ground-floor flat with ample storage
- Sold with no onward chain
- Secure gated parking in private car park
- Stylish open-plan lounge/diner
- No ground rent & reasonable service fees
- Long remaining lease term (988 years)
- Fantastic location on the doorstep of the seafront
- Easy reach of Cliffs Pavillion and delightful restaurants
- Convenient access to travel links into Central London
- Fantastic first time/downsize or investment buy



Offered to the market with no onward chain, this beautifully presented two-bedroom ground floor apartment is situated within the highly regarded Pavillions development on Cambridge Road — a prime location just moments from the seafront and town centre.

The property boasts secure allocated parking and an exceptionally convenient setting, ideal for commuters and lifestyle buyers alike. Excellent transport links are close at hand, providing direct rail services into Central London via London Fenchurch Street and London Liverpool Street, while Southend city centre, shops, cafés, restaurants, and leisure amenities are all within easy reach.

Internally, the apartment is beautifully maintained throughout and offers well-balanced accommodation. Highlights include a modern open-plan lounge/kitchen, perfect for entertaining, two well-proportioned bedrooms, and a stylish contemporary bathroom.

This superb home would make an ideal first-time purchase, smart investment, or a fantastic downsize option, combining comfort, security, and an outstanding coastal location.

Early viewing is highly recommended.

Two bedroom ground-floor flat

Entrance hallway

Open-plan lounge/kitchen

Bathroom

Bedroom one

Bedroom two

Off-street parking

Allocated parking bay.

Agents Note/Lease Information

The lease has some 988 years remaining. The ground rent is £0 and the property is being sold with a share of the Freehold. The service charge is circa £100 per month and includes the maintenance of the communal grounds, cleaning of the windows, weekly interior cleaning which. The building is also repainted every 5 years.

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold - Share of Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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