



Connells

The Mallards High Street
Great Wakering Southend-On-Sea



Property Description

This well-presented one-bedroom ground floor retirement flat offers comfortable and convenient living within a friendly, purpose-built development for residents aged 55 and over.

The property features a spacious lounge area that provides ample room for both relaxation and dining, leading directly into a well-designed kitchen with plenty of storage. The good-sized bedroom offers a peaceful retreat, while the modern shower room ensures ease of access and practicality.

Residents benefit from a range of communal facilities, including a welcoming residents' lounge, a communal laundry room, and beautifully maintained communal garden areas, perfect for socialising or enjoying some fresh air.

Ideally located in the heart of Great Wakering, the property is just 50 yards from a bus stop offering regular services to Southend-on-Sea, Rayleigh, Rochford, and Hockley, providing easy access to a wide range of shops, amenities, and the popular Southend seafront. Local shops and the Wakering Medical Centre are also within walking distance, making this an ideal choice for those seeking both comfort and convenience.

This delightful flat combines independence with a supportive community atmosphere - perfect for a relaxed and enjoyable retirement lifestyle.

Lounge

18' 6" x 9' 2" (5.64m x 2.79m)

Kitchen

5' 9" x 7' 8" (1.75m x 2.34m)

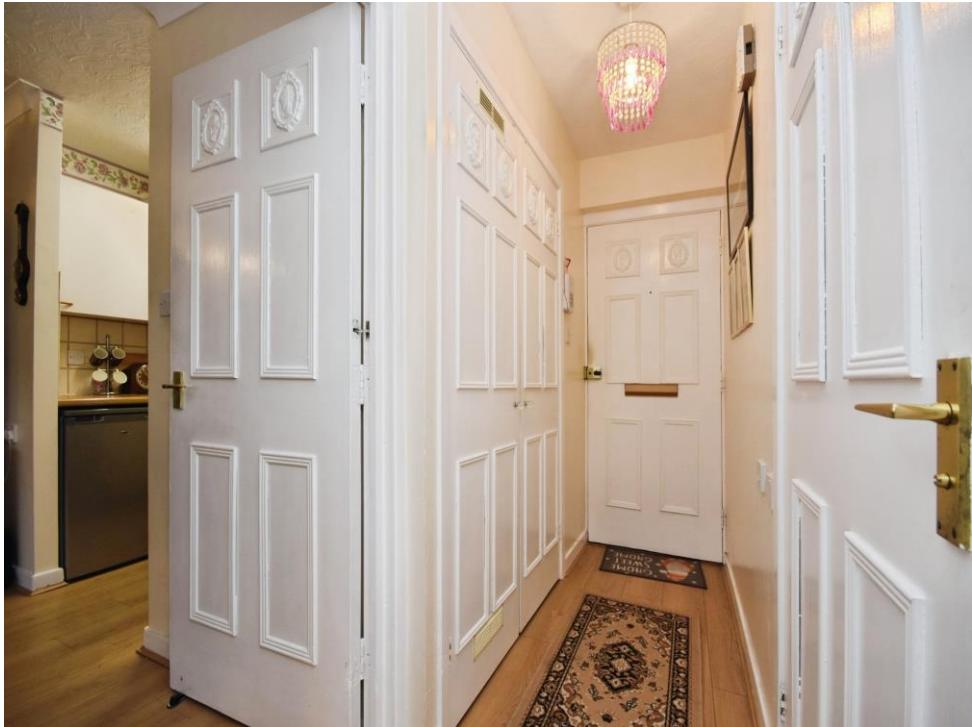
Bedroom

14' 7" x 8' 4" (4.45m x 2.54m)

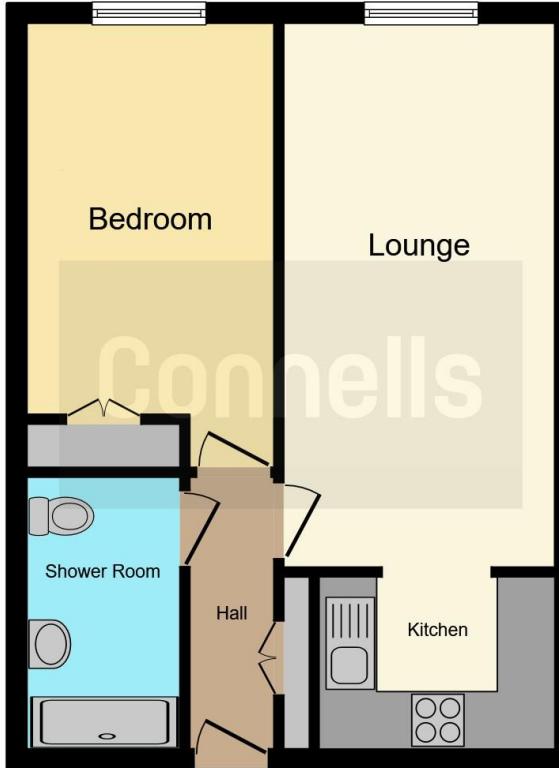
Bathroom

8' x 5' 2" (2.44m x 1.57m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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113-115 High Street
 RAYLEIGH SS6 7QA

EPC Rating:
 Exempt

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/RAY309046](http://www.connells.co.uk/Property/RAY309046)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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