



CAMBRIDGE ROAD SOUTHEND-ON-SEA, SS1 1EJ

**£200,000
LEASEHOLD**

SUBSTANTIAL ONE BEDROOM GROUND-FLOOR FLAT POSITIONED IN THE HIGHLY REGARDED CAMBRIDGE COURT DEVELOPMENT. POSITIONED WITHIN CONVENIENT ACCESS OF A WEALTH OF SHOPS AND AMENITIES. BENEFITTING FROM COMMUNAL PARKING AND GARDENS.

RP&C.
RICKY, PLANT & CHEN-PORTER

CAMBRIDGE ROAD

- One bedroom ground-floor flat
- Sought after conservation location
- Communal residents parking
- Communal grounds
- Large accommodation with bay-fronted lounge
- Delightful position over
- Boasting an abundance of storage
- Electric heating
- Easy reach of amenities and restaurants
- View today!



Boasting stunning views over the bowling green, this generously sized one-bedroom ground floor retirement property is larger than average and ideally located in the highly sought-after Southend Conservation Area. Within walking distance, you'll find a variety of excellent amenities, with bus links and train stations close by. Southend High Street is just a short stroll away, offering an array of restaurants, coffee shops, and shopping facilities. For leisure, the nearby Prittlewell Square provides a charming spot to enjoy a summer afternoon, while further picturesque views can be found along Southend Seafront and the delightful Cliff Gardens.

Inside, the property offers spacious accommodation throughout. A wide entrance hall provides ample storage, leading to a fantastic bay-fronted lounge/diner at the front of the property. This South-facing room spans 20' in width and is filled with natural light. The lounge/diner opens into a semi-open plan kitchen. To the rear, a generous double bedroom offers additional storage, accompanied by a three-piece bathroom.

Externally, residents benefit from communal off-street parking, access to a residents' lounge, and a courtyard garden. The property has been extensively improved by the current owner, including a new kitchen, new heaters, and a new water tank. Please note: there are three steps leading up to the

front door.

One bedroom ground-floor flat

Entrance hallway

Lounge/diner

Kitchen

Bedroom

Bathroom

Storage

CAMBRIDGE ROAD



ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other areas may not be exact and are approximate and are for guidance purposes only. No responsibility is taken for any error, omission or inaccuracy. These plans are for information purposes only and should not be used for any proceedings, planning, or legal purposes. The measurements, areas and room sizes given herein have not been tested and no guarantee is given with regard to any dimensions or areas given. Measurements are taken from the outside of walls.



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

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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