

5 Cambridge Court, Cambridge Road, Southend-on-Sea, SS1 1EJ

TWO BEDROOM RETIREMENT APARTMENT. OVER 55's ONLY. CLIFFTOWN CONSERVATION AREA. A rare opportunity has arisen to acquire this two bedroom, first floor retirement apartment located within the popular Cambridge Court development, in the heart of the Clifftown Conservation Area. Conveniently located for access to the city centre and within walking distance of Southend Central mainline station, Cliff Gardens and seafront. Features include two south facing balconies overlooking the bowling green, spacious dual aspect lounge, master bedroom with walk-in wardrobe and modern shower room. The property also has access to the communal lounge, laundry room, communal courtyard style garden and residents car park.



£225,000 Leasehold

FIRST FLOOR RETIREMENT APARTMENT

DUAL ASPECT LOUNGE

MODERN SHOWER ROOM

COMMUNAL GARDENS

COMMUNAL LOUNGE / LAUNDRY ROOM

TWO BEDROOMS

TWO SOUTH FACING BALCONIES

VIEWS OF THE BOWLING GREEN

RESIDENTS CAR PARK

CLIFFTOWN CONSERVATION AREA

Ref: 6895

ACCOMMODATION COMPRISES;

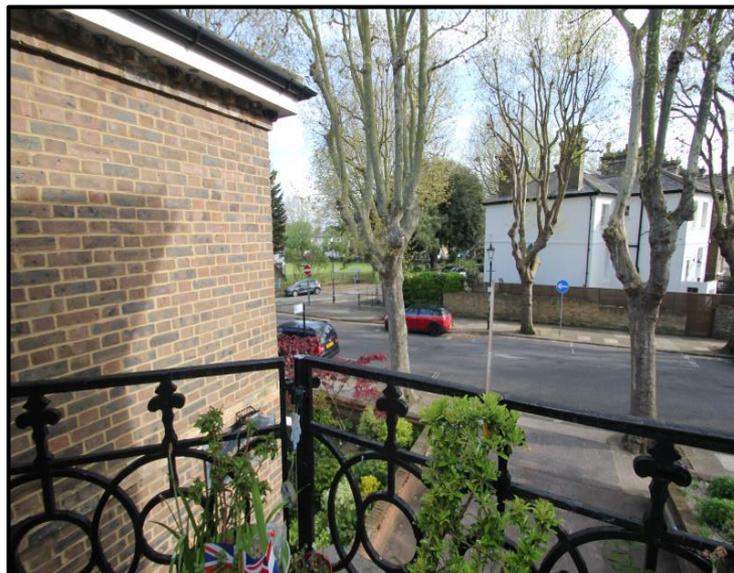
Approached via part glazed door with entry phone system into communal lobby. Staircase to first floor. Hardwood entrance door into:

HALLWAY

Fitted carpet. Double storage cupboard housing hot water cylinder. Wall mounted entry phone. Coved cornice to ceiling.

LOUNGE 16' 0" x 13' 8" (4.87m x 4.16m)

French doors leading to south facing balcony with wrought iron balustrade overlooking the bowling green. Oriel bay window to the rear aspect. Two radiators. Fitted carpet. Coved cornice to ceiling. Archway leading to:



KITCHEN 7' 8" x 4' 6" (2.34m x 1.37m)

Fitted with base and eye-level units with roll edged work surfaces. Inset single bowl sink unit. Built-in electric oven and hob with extractor unit over. Splashback tiling. Window to front aspect.



BEDROOM ONE 13' 2" x 9' 8" (4.01m x 2.94m)

With recently installed double glazed French doors leading to south facing balcony with wrought iron balustrade and overlooking the bowling green. Fitted carpet. Walk-in wardrobe. Storage heater. Coved cornice.



BEDROOM TWO 7' 1" x 7' 8" (2.16m x 2.34m)

Double glazed sash style window to the rear aspect. Wall mounted storage heater.



SHOWER ROOM

Comprising corner shower enclosure with electric shower. Vanity unit with inset wash hand basin. Low-level w.c. Fully tiled walls. Chrome heated towel rail. Opaque double glazed sash style window to rear.

COMMUNAL FACILITIES

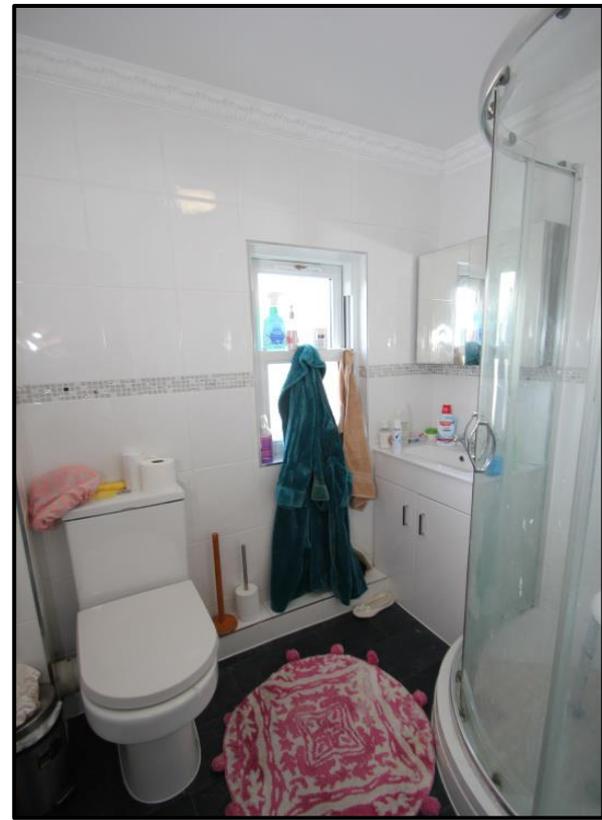
On the ground floor level there is a large communal lounge and laundry room and also access to secluded communal courtyard.

PARKING

Communal car park to the rear of the main building.

INFORMATION

Council tax band - C



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