



Station Road

Southend-on-Sea

- RETIREMENT RESIDENCE FOR OVER 55'S
- 24 HOUR EMERGENCY SYSTEM
- FIRST FLOOR
- ONE BEDROOM



Guide Price £150,000

Situated in the heart of Thorpe Bay is this retirement residence for the over 55s. With one good size bedroom, a lounge/diner, modern shower room, kitchen with appliances and excellent communal facilities. Off street parking and communal gardens and within a short walk of Thorpe Bay Broadway.





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The property is accessed through a well kept communal hallway and corridors with stair wells and lifts to all floors.

Entering into the apartment is the hallway with doors to the shower room, bedroom, lounge/diner and a very handy storage cupboard that houses the water tank.

The L-shaped lounge/diner is large enough to house a dining table and chair set and has double doors into the kitchen.

The fitted kitchen has an integrated oven and hob with extractor and the fridge & freezer are to remain if required.

The double bedroom is of a good size and has plenty of room for a double bed and furniture. Each of the rooms with windows overlook the communal garden.



A modern fully tiled three piece shower room completes the accommodation.

Nevyll Court provides excellent well maintained communal facilities which include a residents lounge with kitchen, a laundry room, guest suite, off street parking and communal gardens.

Thorpe Bay Broadway with its range of shops, Thorpe Bay seafront and train station to London Fenchurch Street are just a short walk away.



Offered with vacant possession and therefore no onward chain.

HALLWAY

7' 0" x 6' 1" (2.13m x 1.85m)

LOUNGE/DINER

17' 0" x 10' 0" (5.18m x 3.05m) L-shaped

KITCHEN

7' 0" x 7' 0" (2.13m x 2.13m)

BEDROOM

13' 0" x 9' 0" (3.96m x 2.74m)



SHOWER ROOM

6' 10" x 5' 0" (2.08m x 1.52m)

STORAGE CUPBOARD

6' 0" x 2' 0" (1.83m x 0.61m)

COMMUNAL GARDEN

OFF STREET PARKING

LEASE

We understand that there are 98 years left on the current lease.

Service charge - £2501 per annum.

Ground rent - £514 per annum.

Council Tax Band C.

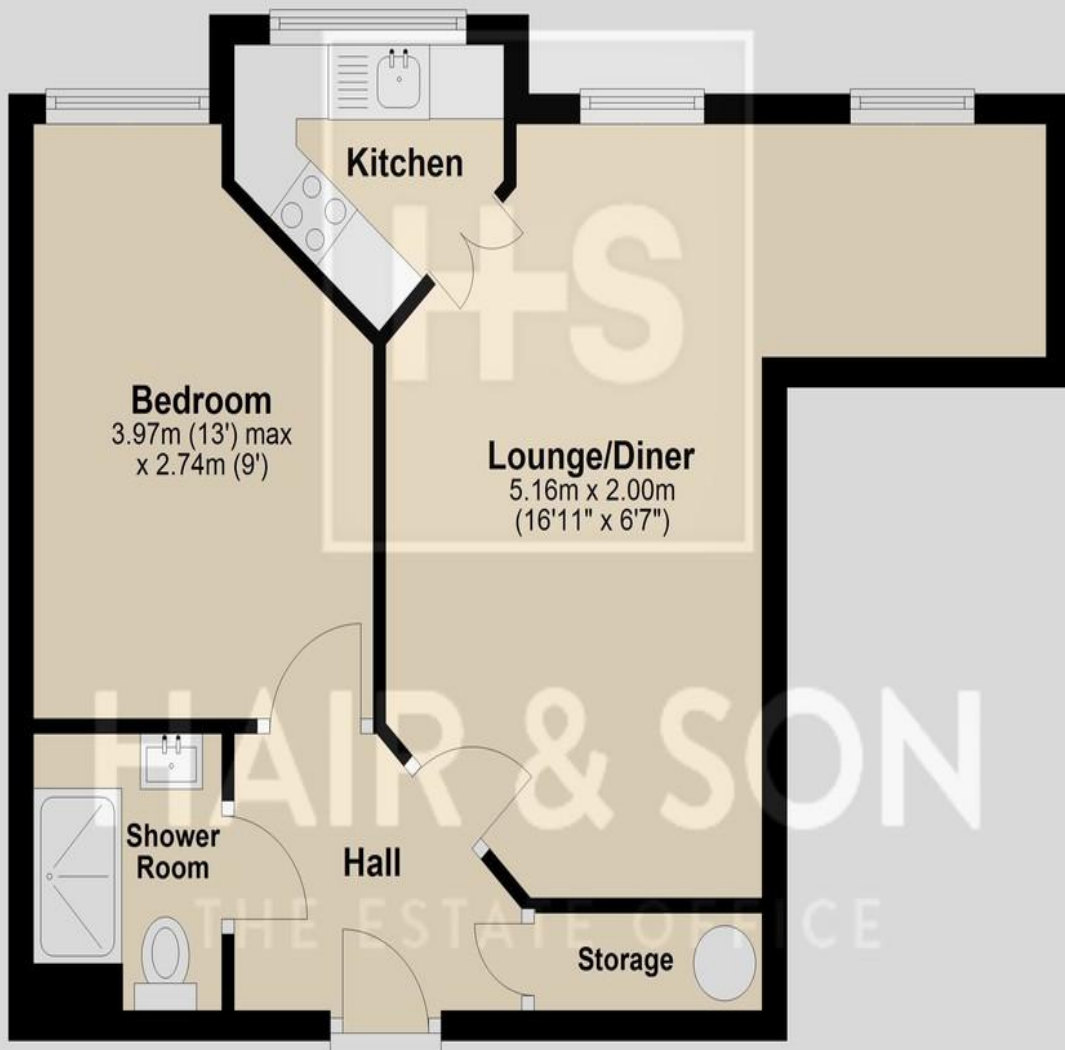
EPC Rating B.



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 36.3 sq. metres (390.3 sq. feet)

Regulated by RICS

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