



Stadium Road, Southend-on-Sea £115,000 Leasehold

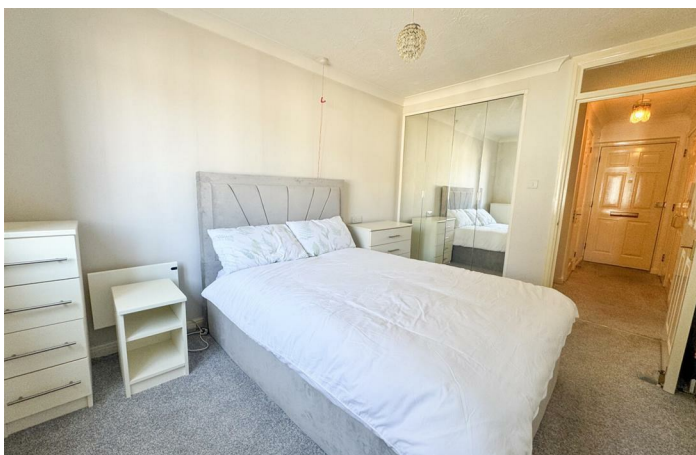
- One bedroom first floor flat
- Modern kitchen and bathroom
- Communal gardens for residents
 - No onward chain
- Bookable Guest Room, Launderette And A Salon
- Popular retirement block in central Southend
 - Two resident car parks available
 - Walking distance to city centre
 - Presented to a modern standard
 - Over 60s Living





Nestled in the heart of Southend-On-Sea, this delightful one-bedroom first-floor flat is located within the esteemed retirement block of Martins Court on Stadium Road. This property is perfect for those seeking a peaceful and convenient lifestyle, as it is just a short stroll away from the vibrant Southend City Centre, where you can enjoy a variety of shops, cafes, and local amenities.

The flat is presented to a modern standard throughout, ensuring a comfortable and stylish living environment. The contemporary kitchen is well-equipped, making it ideal for preparing meals, the modern bathroom has been installed within the last few years and features a walk in shower, low level w/c, wash hand basin and a heated towel rail. The flat also features a spacious living room measuring 15'4 x 10'5.



Residents of Martins Court benefit from the use of two car parks, providing ample parking for both residents and visitors. The main complex includes the use of all the extensive facilities available including a welcoming communal Lounge, a bookable guest room, laundry facilities and its own hair salon. Included is a 24 hour emergency pull cords as well as an on site Manager for assistance. The communal gardens are maintained to a great standard and make for a lovely outdoor space to relax.



This property is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. .

Hall

Lounge
15'4 x 10'5

Kitchen
8'3 x 7'6

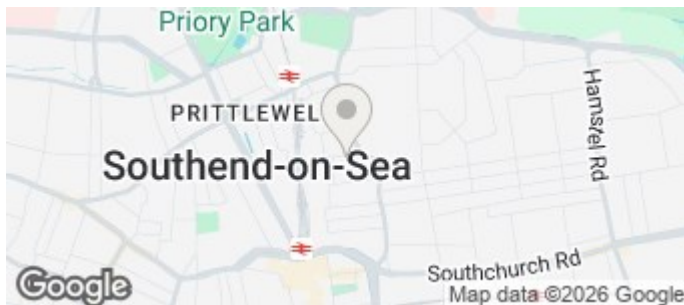
Bedroom
12'0 x 9'1

Bathroom



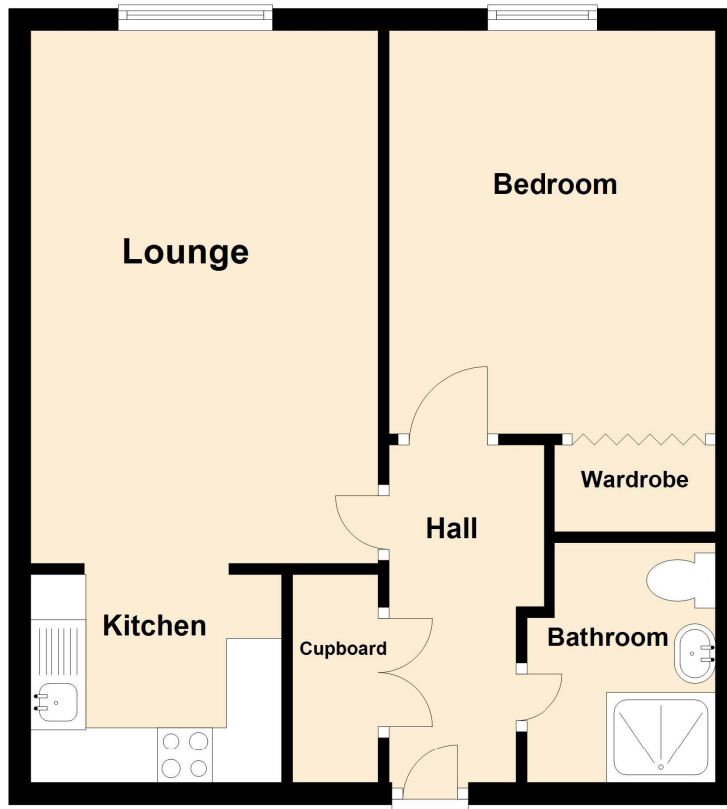
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 42.4 sq. metres (456.6 sq. feet)

Sales Office

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Essex, SS1 1PJ

Contact

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<https://hairandson.co.uk/>

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