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**2 bedroom Apartment - Retirement for sale, Cambridge Road, Southend-On-Sea,  
£165,000**

**Full description**

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These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell

Being situated within the sought after Clifftown conservation area is this second floor apartment located within the main block and having lift access to floor. The property benefits from two good size bedrooms, Lounge with semi open plan kitchen, and there is a shower room/wc with a double shower cubicle. The property is double glazed and benefits from electric radiator heating. There are resident facilities including a communal lounge and laundry room.

### Features

- RETIREMENT APARTMENT FOR THE OVER 55'S
- SOUGHT AFTER CLIFFTOWN CONSERVATION AREA
- TWO BEDROOMS
- FULL SASH WINDOW DOUBLE GLAZING
- ELECTRIC RADIATOR HEATING
- COMMUNAL RESIDENT FACILITIES
- COMMUNAL PARKING

Security door to communal lobby, lifts and stairs to second floor, personal door to,

### Entrance Hall

Carpeted, smooth plastered walls to coved ceiling, access to loft, three built in storage cupboards, wall mounted security entry phone, doors off on to :

### Lounge - 3.84m x 3.76m (12'7 x 12'4 )

Double glazed sash windows to car park, wall mounted electric radiator (fischer heating), carpeted, smooth plastered walls to coved ceiling, dado rail, wall lights, ceiling rose, TV point,. open plan to:

### Kitchen - 2.08m x 3.73m max (6'10 x 12'3 max )

Double glazed sash windows to front and side aspects, modern kitchen with cupboard and drawer base units and eye level wall cupboards with rolled top work surfaces, tiled splashbacks, stainless steel sink unit with one and a half bowl single drainer and mixer tap, built in eye level Neff oven and grill, built in Indesit four ring electric hob with concealed extractor over, vinyl flooring, remainder of walls being smooth plastered to coved ceiling, space for large upright fridge/freezer.

### Bedroom One - 3.00m x 3.56m plus door recess (9'10 x 11'8 plus d

Carpeted, smooth plastered walls to coved ceiling, double glazed sash windows to car park entrance, wall mounted fischer electric radiator, built in wardrobe's.

### Bedroom Two - 3.58m plus door recess x 2.62m (11'9 plus door re

Double glazed sash windows to car park and side, carpeted, smooth plastered walls to coved ceiling, built in wardrobe with storage, wall mounted fischer electric radiator.

## Shower Room/W.C. - 1.73m x 2.18m max (5'8 x 7'2 max )

Large walk in double shower with electric shower over and sliding door, extractor, close coupled W.C., wash hand basin vanity unit with shelf and mirror above, vinyl flooring, part tiled walls, remainder of walls being smooth plastered to coved ceiling, wall mounted Dimplex fan heater, glazed window to side.

## Externally

Communal gardens



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