sorrell

established 1919

RICS

Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663
e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk







# £100,000

Flat 26, Martins Court Stadium Road, Southend-On-Sea, SS2 5DH

# Flat 26, Martins Court Stadium Road, Southend-On-Sea, SS2 5DH

An immaculate, move-in-ready first-floor retirement apartment exclusively for the over-60s, accessible via stairs or a passenger lift. The property features a modern fitted kitchen with integrated appliances and a contemporary shower room. For peace of mind, the development is warden-controlled and includes emergency pull cords in both the bedroom and lounge.
Residents enjoy access to a communal lounge, on-site hair salon, and a laundrette . Outside, there are attractive communal gardens and resident off-street parking.
Ideally located near the Greyhound retail park and on a short bus route to the town centre.
Note: Strictly for residents aged 60 and over.

Security entry door to communal lobby with stairs and list to first floor, personal door to:

## Entrance hall

Carpeted, smooth plastered walls to coved ceiling, built in storage cupboard housing water tank and electric meter, wall mounted storage heater, doors off onto:

## Lounge

15'4" x 10'5" (4.69 x 3.19)
Carpeted, smooth plastered walls to coved ceiling, wall mounted video security entry phone, wall lights, wall mounted storage heater and further electric radiator , double glazed windows to front, access through to:

## Kitchen

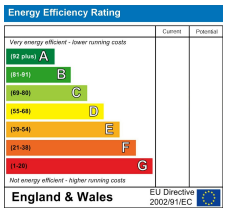
6'0" x 7'5" (1.85 x 2.27)
Fitted with cupboard and draw base units and eye level wall cupboards with work surfaces and tiled splash backs, integrated electric oven and hob with extractor over, integrated washing machine, space for upright fridge/freezer, wood effect laminate flooring, remainder of walls being smooth plastered to coved ceiling:

## Bedroom

12'0" x 9'1" (3.66 x 2.78)
Carpeted, wall papered walls to cove ceiling, wall mounted electric radiator, built in mirrored wardrobe, double glazed windows to front:

## Shower/wc

7'1" x 5'6" max (2.18m x 1.70 max)
Fitted with modern walk in shower with electric shower over, shower seat and hand rails, concealed cistern push button flush wc with wash hand basin, and cupboards under, chrome headed towel rail, tiled walls, wall mounted mirrored cabinet.






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