


## 1 bed apartment to buy in SS1

45, Station Road, Southend-on-Sea, Essex, SS1 3EP

# £65,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Residents parking

## Property features

- EPC Rating B

## Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

NO ONWARD CHAIN!

Generously Sized Retirement Property! Quietly situated within the ever popular Thorpe Bay area, this deceptively spacious, second floor retirement apartment within the sought after Burges Court, a highly regarded retirement block that allows independent living and security. Located just minutes from Thorpe Bay Broadway, with its pleasing range of shops, restaurants and transport links, this property offers a welcoming open plan lounge diner, bright kitchen, ambient bedroom and three piece bathroom suite. With sunny days down at the beach less than a mile away, this property is within the epicentre of refined seaside life, making days out all the more accessible and enjoyable.

Burges Court incorporates lift access to all floors, providing residents with access to a communal lounge, kitchen area, secure doors giving direct access to the gardens, laundry room, guest suite and off street parking!

Available Now!

Council Tax Band: C

Tenure: Leasehold

Annual Service Charge Amount: £4,500.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Communal Entrance

Via secured front doors, you are welcomed into the ground floor entrance. Alongside bookstands and chairs, this space provides access to the residents lounge, kitchen area, laundry, guest suite, gardens and managers office, with a lift leading to the upper floors.

## Private Flat Entrance

Via a secure wooden front door, you are welcomed into the private entrance. With carpet flooring and painted walls, this space is complete with a built in storage cupboard, as well as a wall mounted, secure entry phone system. From here, there are doors leading to the bedroom, bathroom and open plan lounge diner.

## Bedroom 10' 11'' x 8' 10'' (3.32m x 2.69m)

Accessed from the entrance hallway, there is a door leading into the bedroom. With carpet flooring and painted walls, this space benefits from a fitted electric heater, a built in mirrored wardrobe and a double glazed window to the rear elevation.

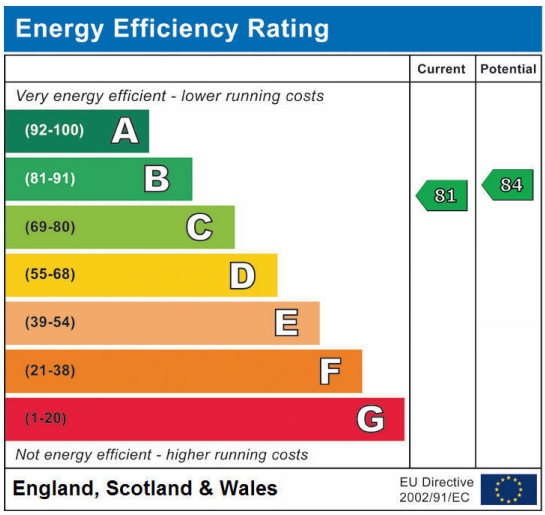
## Open Plan Lounge Diner 17' 6'' x 15' 0'' (5.33m x 4.57m)

Accessed from the entrance hallway, there is the open plan, 'L' shaped lounge diner. With carpet flooring and painted walls, this space benefits from a fitted electric heater and a double glazed window towards the rear elevation.

## Kitchen 8' 11'' x 5' 8'' (2.72m x 1.73m)

Accessed from the open plan lounge diner, you are welcomed into the kitchen space. With both eye level and low level storage units, this space houses amenities such as an inset stainless steel sink, hob, extractor and raised oven. Complete with tiled effect flooring and painted walls






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Contact your local branch today for more information on this property:

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