

An aerial photograph of a three-story brick residential building with a central courtyard. The courtyard features a green lawn, a paved path, and a central garden bed with various plants and trees. A tall hedge runs along the right side of the courtyard. The building has multiple windows and a glass-enclosed entrance area.

**DEDMAN
GRAY**

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Martins Court, Stadium Road

Southend-On-Sea

Asking Price: £85,000



Conveniently located for local shops in the Greyhound estate and easy access to the city centre is this spacious one bedroom second floor retirement apartment which offers a double bedroom, open plan lounge to a modern fitted kitchen and a good size newly fitted bathroom. The complex offers lift to all floors, communal lounge, conservatory and gardens. There is also the added benefit of a guest suite which is available to guests at £20 per night.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- One bedroom second floor retirement flat
- Good size lounge
- Newly fitted kitchen
- Modern three piece bathroom
- Bedroom with fitted wardrobes
- Lift and stairs to all floors
- Close to railway station and local shops
- 24 hour Careline
- Vacant possession

Communal Entrance

Via communal doors, stairs and lift to all floors, own front door leading to:

Entrance Hall

Wall mounted storage heater, security entry phone system, large walk in storage cupboard, built in airing cupboard housing hot water tank and immersion heater and shelving.

Lounge

14' 6" x 9' 6" (4.42m x 2.90m)

Double glazed window to rear with views overlooking the well kept communal garden, feature fireplace, wall mounted storage heater, coving to textured ceiling, arch leading to:

Kitchen

8' 4" x 5' 9" (2.54m x 1.75m)

Double glazed window to side, range of base and eye level units with concealed lighting, stainless steel sink unit with mixer taps inset into worktop, built in oven and electric induction hob with extractor fan above, recess for fridge, plumbing for washing machine, lino flooring, coving to textured ceiling.



Bedroom

11' 11" x 8' 5" (3.63m x 2.57m)

Double glazed window to front with lovely views over the communal garden, fitted wardrobe with further storage above, further built in cupboard, wall mounted storage heater, coving to textured ceiling.

Bathroom

8' 1" x 5' 4" (2.46m x 1.63m)

Obscure double glazed window to side, three piece suite comprising panelled bath with shower over, wash hand basin with mixer taps, low flush wc, heated towel rail, textured ceiling, lino flooring.





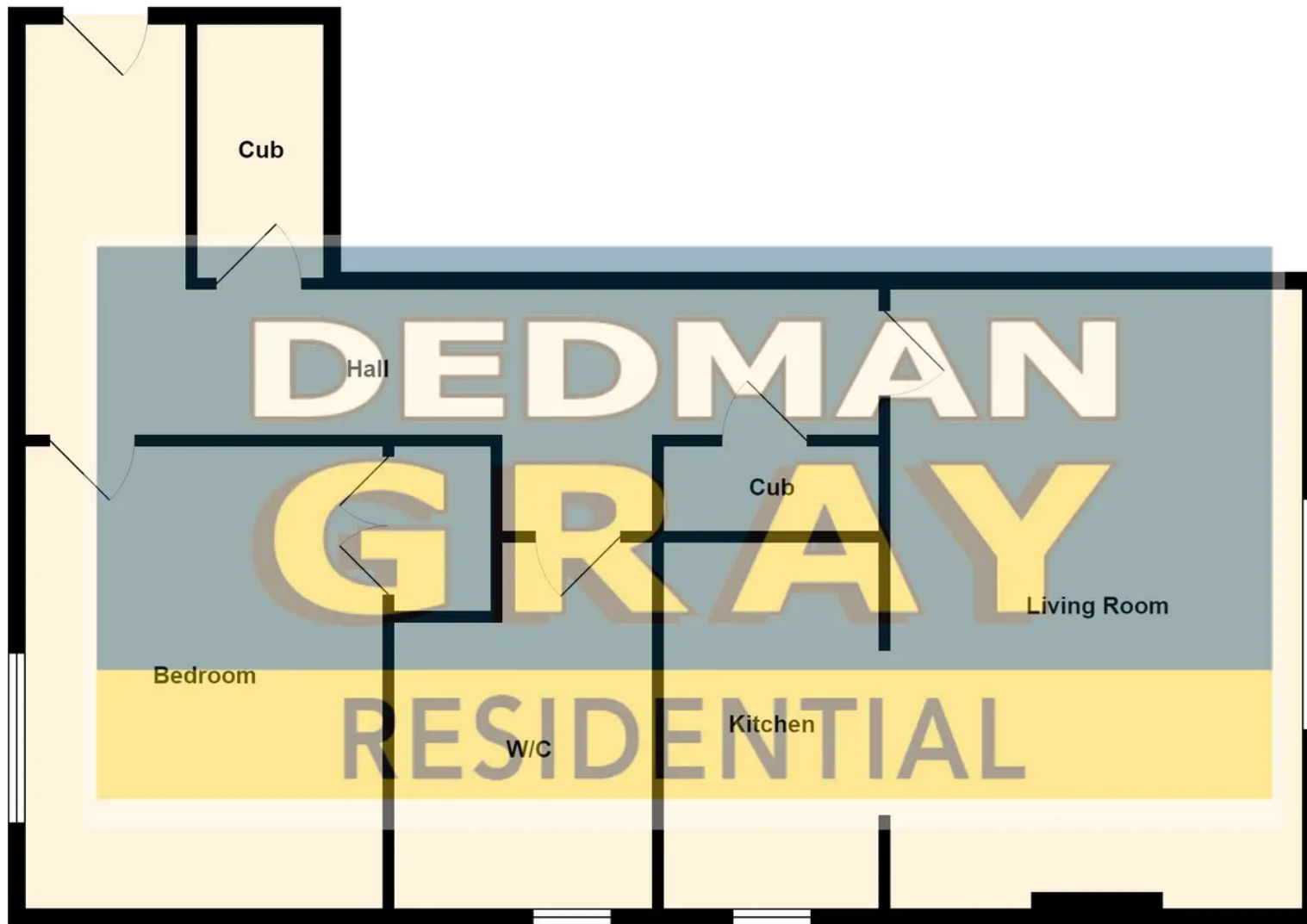
COMMUNAL GARDEN

Well kept communal gardens, mainly laid to lawn with flower and shrub borders.

OFF ROAD

1 Parking Space

There are two residents parking areas.



All measurements are approximate and for display purposes only



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