

**DEDMAN
GRAY**

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65A Cambridge Road, Southend-On-Sea

Southend-On-Sea

£270,000



Located in the popular Clifftown conservation area is this immaculate two double bedroom ground floor apartment with off street parking to the front and a share of the freehold. The apartment offers a spacious and cosy lounge to the front, a lovely fitted kitchen with integrated appliances, luxury shower room and the 2 good sized bedrooms and the easy maintainable sunny courtyard garden. A block paved driveway to front offers off street parking for one car and this ground floor apartment is conveniently situated within easy reach of Southend City Centre, railway stations and the promenade and seafront.

Council Tax band: B

Tenure: Share of Freehold

- Clifftown Conservation Area
- Two Double Bedrooms
- Spacious Lounge
- Fitted kitchen with integrated appliances
- Ground Floor Flat
- Off Street Parking
- Own Low Maintenance Style Courtyard Garden
- Share Of Freehold
- Close to the City Centre
- Ideal Purchase For A First Time buyer

Entrance

Communal entrance to communal hall with further hardwood entrance door leading to

Lounge

15' 4" x 12' 5" (4.67m x 3.78m)

Double glazed bay window with blinds to remain, wooden flooring, smooth plastered ceiling, picture rail, one radiator

Inner Hall

Split level hall with under stairs cupboard, smooth plastered ceiling

Bedroom 1

10' 9" x 10' 2" (3.28m x 3.1m)

Double glazed window to rear with blinds to rear, one radiator, smooth plastered ceiling

Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window to side and door leading to the garden, range of base and eye level units with concealed lighting, integrated fridge/freezer, built in NEFF microwave and NEFF oven below, stainless steel sink unit with mixer taps inset to work top, built in induction 4 ring hob with extractor fan above, built in wine rack, tiled floor with underfloor heating

Luxury shower room

5' 6" x 5' 2" (1.68m x 1.57m)

Obscure double glazed window to side, walk in shower with rainfall over and further attachment, low flush WC, vanity unit with mixer taps, heated towel rail, wall mounted mirror, smooth plastered ceiling with blue tooth speakers and down lighters, extractor fan, tiled floor with under floor heating

Bedroom 2

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window to rear and side, one double radiator, smooth plastered ceiling, smooth plastered ceiling





GARDEN

Your own rear garden which is paved and easy maintainable and lovely and sunny ideal for relaxing all alfresco dining, it also has an external tap and a wooden shed which has the wall mounted boiler for hot water and central heating.

OFF ROAD

1 Parking Space

To the front of the property there is a block paved driveway which you have one parking space



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