

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)



Barges Court

**Flat 3, Barges Court, Station Road**

Southend-On-Sea

**£175,000**





Ideal retirement property for over 60s. Ground floor apartment with spacious lounge, fitted kitchen, double bedroom with wardrobes. Modern shower room. Lift access, 24-hr emergency line. Close to amenities, beach, and outdoor spaces. Peaceful communal gardens. Car park available. Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Lounge
- Double bedroom
- Modern shower room
- Lounge & Guest Room
- Over 60's Retirement Property
- Lift access to all floors
- 24 hour emergency line
- Close to The Broadway, Station and beach
- Ground floor apartment with door leading onto the communal garden



**Entrance door to:**

### **Entrance Hall**

Tunstall emergency cord, coving to textured ceiling, built in storage cupboard.

### **Lounge**

18' 3" x 10' 6" (5.56m x 3.20m)

Double glazed window and door to rear giving views and access to the communal gardens, coving to textured ceiling, feature fireplace, emergency cord and double doors to:

### **Kitchen**

7' 5" x 6' 3" (2.26m x 1.91m)

Double glazed window to rear overlooking the communal gardens, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level units with built in electric hob with extractor fan above and a separate oven, coving to textured ceiling with spot lights, integrated fridge and separate freezer.

### **Bedroom**

11' 9" x 9' 1" (3.58m x 2.77m)

11'9 to wardrobe. Double glazed window to rear overlooking the communal gardens, fitted wardrobe and dresser unit, coving to textured ceiling, storage heater.

### **Shower Room**

6' 7" x 5' 5" (2.01m x 1.65m)

Walk in double sower, low flush wc, vanity wash hand basin with mixer taps, low flush wc, coving to textured ceiling, emergency cord, extractor fan, wall mounted electric heater.







### **COMMUNAL GARDEN**

The development benefits from communal gardens, a fun and sociable communal lounge, communal laundry and guest bedroom suite.

### **OFF STREET**

2 Parking Spaces

The development comes with communal parking to rear.









## Dedman Gray

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