

3 Sunningdale Court, Southend On Sea

GROUND FLOOR OVER 60`S APARTMENT WITH RARE PRIVATE OUTDOOR SPACE! LOCATED IN THE POPULAR SUNNINGDALE COURT DEVELOPMENT, THIS WELL PRESENTED ONE BEDROOM FLAT BENEFITS FROM DIRECT ACCESS TO ITS OWN PRIVATE PATIO AREA, MODERN BATHROOM, OFF STREET PARKING AND EXCELLENT COMMUNAL FACILITIES



Price £110,000 Share of Freehold

ONE BEDROOM GROUND FLOOR
RETIREMENT APARTMENT (OVER 60`s)

RARE PRIVATE OUTDOOR SPACE ACCESSED
DIRECTLY FROM THE LIVING ROOM

MODERN BATHROOM SUITE

SPACIOUS LIVING ROOM

FITTED KITCHEN

OFF STREET PARKING FOR ONE VEHICLE

RESIDENTS` COMMUNAL LOUNGE

WELL MAINTAINED COMMUNAL GARDEN

COMMUNAL WASHING & DRYING ROOM

CONVENIENT SOUTHEND-ON-SEA LOCATION

ACCOMODATION COMPRISES;

Entrance to the property via entry phone system. Own personal front door:

HALLWAY

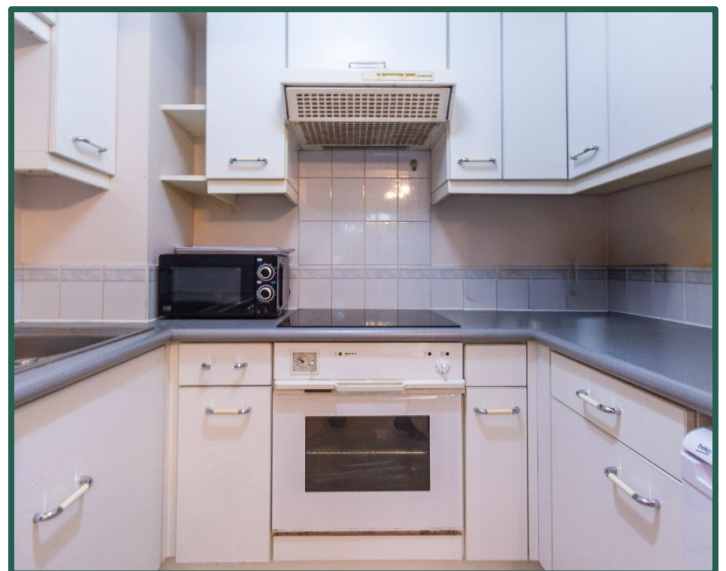
Textured ceiling. Entry phone. Storage cupboard. Doors to accommodation.

LOUNGE 11'10" (3.61m) x 13'9" (4.19m)

Textured Ceiling. Double glazed patio door leading to private section of garden. Carpeted floor. Open plan to:

KITCHEN 5'11" (1.8m) x 7'6" (2.29m)

1 & 1/2 bowl sink with mixer tap. Roll top work surfaces. Kitchen units to both base & eye level. Integrated electric oven with extractor over. Integrated four ring hob. Space for under counter fridge and freezer.



BEDROOM 6'7" (2.01m) x 8'2" (2.49m)

Double glazed window to front aspect. Integrated wardrobes. Electric wall mounted heater.



BATHROOM

3 Piece bathroom suite comprising of step in shower enclosure with electric shower, pedestal wash hand basin and low level W.C.

OUTSIDE

To the front of the building is a section of private patio directly accessed from the lounge.



COMMUNAL FACILITIES


Communal facilities include communal lounge, games room, hairdressing salon and laundry room. House Manager on site. Guest suite. Communal garden area for use with all residents. Residents car parking.





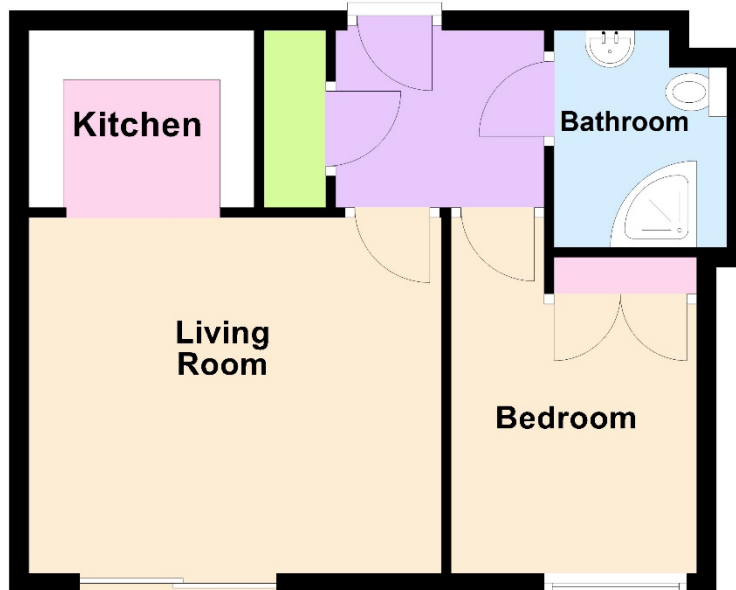
Information.

Lease length: Ask Agent
Ground Rent £0
Service Charge Ask Agent
EPC Rating: C
Council Tax band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



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