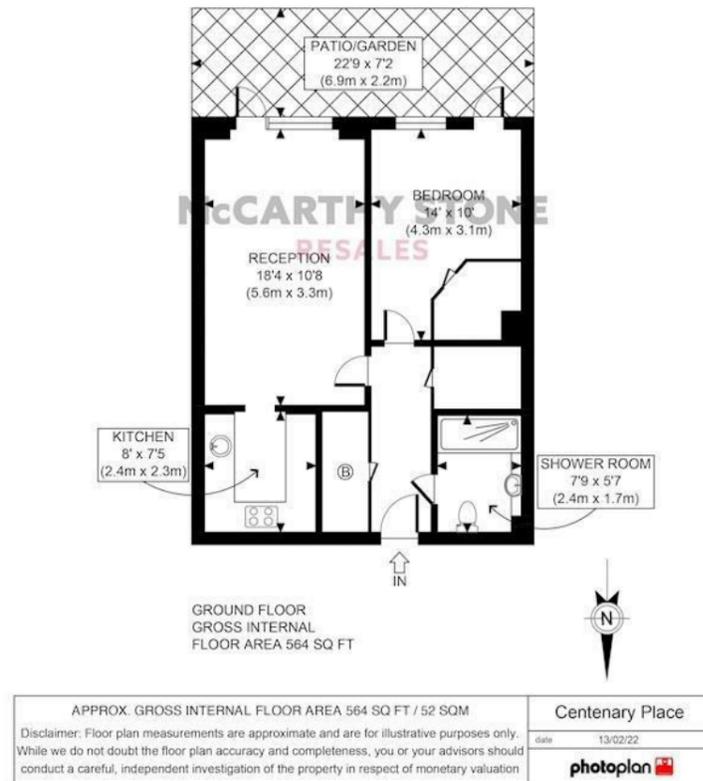
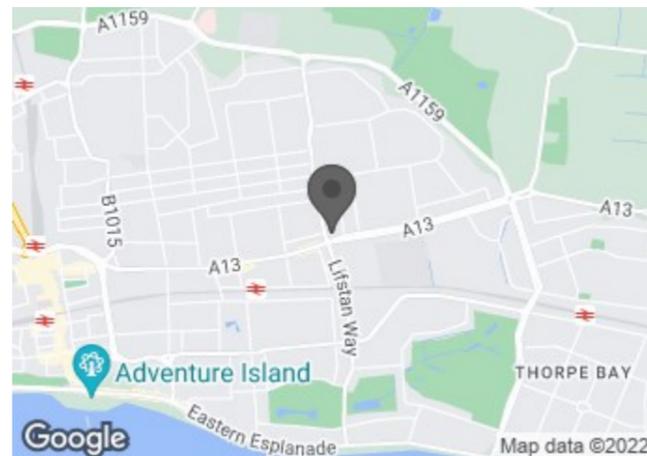


McCARTHY STONE RESALES

1 CENTENARY PLACE, 1 SOUTHCHURCH BOULEVARD, SOUTHCEND, SS2 4UA



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



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Bright and airy SOUTH FACING one bedroom apartment situated on the GROUND FLOOR with patio door from both lounge and bedroom. This apartment is situated in a popular MCCARTHY STONE retirement living development.

ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CENTENARY PLACE, 1 SOUTHCHURCH BOULEVARD, SOUTHEND

1 BED | £250,000

SUMMARY

Centenary Place is a McCarthy and Stone development has been designed and constructed for modern living for the over 60's. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Home Owners lounge provides a great space to socialise with family and friends. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability).

LOCAL AREA

Centenary Place is situated in the popular seaside town of Southend-On Sea, home to the historic Southend Pier, the largest pleasure pier in the world. There's plenty to suit all tastes close by, including Thorpe Hall Golf Club, Southchurch Park and Hall which has 30 acres of gardens to explore as well as the medieval moated manor house, now a museum. Why not take a walk along the pier and enjoy some light refreshments a mile out to sea at the Salt cafe whilst enjoying the views of the Estuary. There's a great choice of shops in the local area including Waitrose, Aldi and Asda, as well as bars, coffee shops and restaurants.

APARTMENT OVERVIEW

McCarthy Stone are pleased to bring to the market with

well presented one bedroom apartment boasting from direct access to a patio area from both the lounge and bedroom. This apartment is very bright and spacious with its sunny south aspect. This apartment is clinically decorated throughout in order for you to make it your own and features underfloor heating, a walk-in wardrobe in the bedroom and modern shower room and kitchen. *viewings advised*

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing. Illuminated light switches, smoke detector, apartment security door entry system. Doors lead to the lounge, bedroom and shower room.

LOUNGE

Bright and airy south facing lounge benefits from full height window and patio door which allows plenty of natural light in and also allows access to a patio area and views of the front elevation. TV and telephone points, fitted carpets and raised electric power sockets. Leading onto the kitchen.

KITCHEN

Well equipped modern kitchen with a range of white high gloss eye and base units and drawers with worktop and chrome handles. Sink with mono lever tap and drainer. Waist height (for minimal bend) 'Bosch' electric oven and built in microwave above, four ring ceramic hob with modern chimney style extractor over. Integrated fridge/freezer and integrated washing machine/tumble dryer. Inset ceiling spot lights, under unit concealed lighting and tiled flooring

BEDROOM

Double bedroom which faces south and also features

full height window and patio door which allows access to a patio area. Door to a walk-in wardrobe housing hanging rails and shelving. TV and telephone points, fitted carpets, raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with modern suite comprising of a large walk-in wet room style shower with screen and support rail. Low level WC, vanity unit with wash basin and mirror. Chrome heated towel rail. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,866.06 pa (for financial year ending 30/09/2022)

CAR PARKING PERMIT

Parking spaces are available on a first come, first served basis at a charge of £250 PA and are subject to availability. Speak to your House Manager for more details.

LEASE INFORMATION

Lease Length: 999 years from June 2015

Ground Rent: £425 per annum

Ground rent review date: June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

