



McCarthy & Stone

RESALES

13 Centenary Place, 1 Southchurch Boulevard, Southend-On-Sea, SS2 4UA



Asking price £325,000 LEASEHOLD

For further details, please call 0345 556 4104

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A SOUTH FACING two bedroom 1st floor apartment with WALK OUT BALCONY, situated within a DESIRABLE MCCARTHY & STONE retirement development.

Centenary Place is a McCarthy and Stone development and has been designed and constructed for modern living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge and communal gardens provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £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. Centenary Place is located next door to a GP on one side, a convenience store on the other and opposite a public house that serves excellent meals. 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

We are delighted to offer to the market a bright and spacious south facing two bedroom apartment, benefiting from a walk out balcony from both the lounge and the second bedroom which could also be used for dining or study. The apartment also has the advantage of a walk in wardrobe and en-suite from the master bedroom, in addition to a guest shower room. The apartment has underfloor heating throughout.

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. Raised electric power sockets, decorative ceiling light, fitted carpets and electric heater. Doors lead to the lounge, bedrooms and guest shower room.

Lounge

Bright and airy south facing lounge with the benefit of a walk out balcony large enough to house a small patio set to watch the world go by! The generous room provide space for dining and has an attractive modern electric fire creating an attractive focal point. TV and telephone point, two decorative chandelier lights, raised electric power sockets and fitted carpets. Leads onto the kitchen.

Kitchen

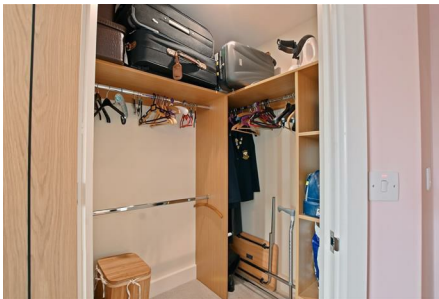
Fully fitted modern kitchen with low and eye level white gloss units and drawers with worktop and chrome handles. The inset stainless steel sink with mono lever tap and drainer. Electric waist height oven sits below a fitted microwave and four ring hob with extractor hood above. Integral fridge and freezer, dishwasher and integrated washer/dryer. Ceiling spot lights and under counter lighting, tiled flooring and electric sockets.

Master Bedroom

Sunny south facing master bedroom with window allowing lots of natural lighting in. TV point, raised electric power sockets, decorative ceiling light and fitted carpets. Door to a walk-in wardrobe housing rails and shelving. Additional door leading to the en-suite.

En-Suite

Fully fitted with a three piece modern suite comprising of a large walk in shower with support rail and glass screen. Low level WC, vanity unit with sink and lighted mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling. Emergency pull cord.



Bedroom Two

Double second bedroom which would be perfect for use as a dining room, study or hobby room, this room faces south and has the benefit of a walk out balcony. Raised electric power sockets, decorative ceiling light and fitted carpets.

Shower Room

This room is positioned off of the hallway, which is perfect for guests. Fully fitted with a three piece modern suite comprising a shower cubicle with glass door and support rails. Low level WC, sink with lighted mirror above and mirrored vanity unit. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling. 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.

Car Parking Permit

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

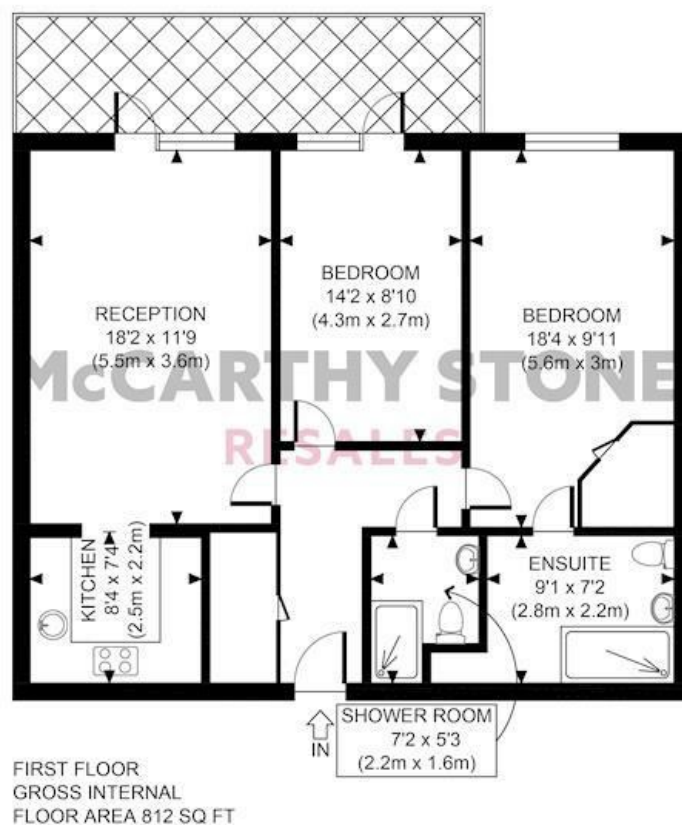
Lease Information

Lease Length: 999 years from June 2015

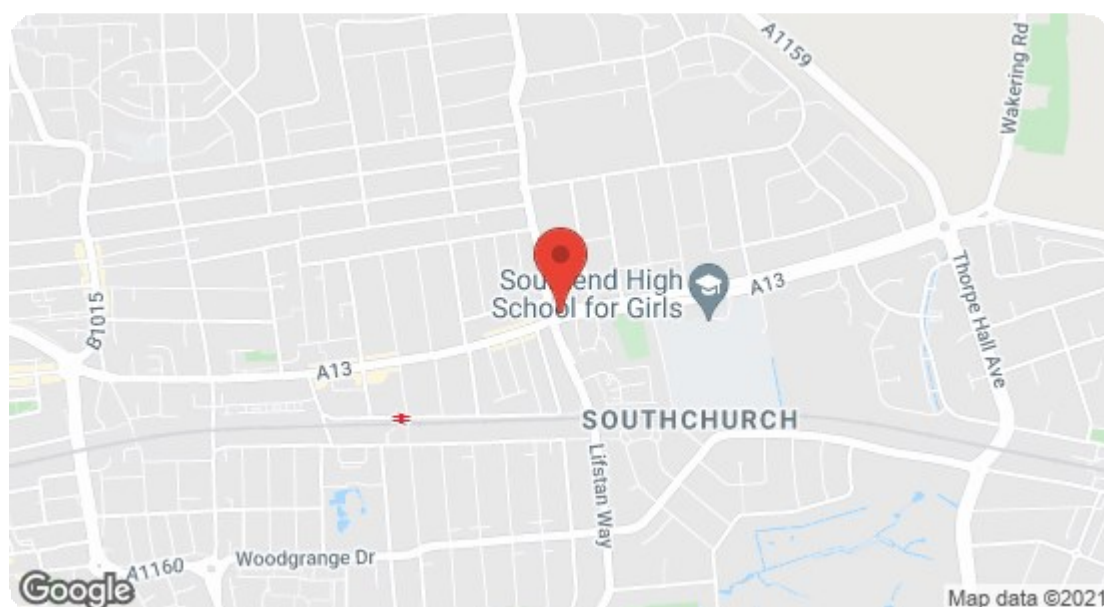
Ground Rent: £495 per annum

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





APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT / 75 SQM	Centenary Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 20/04/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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