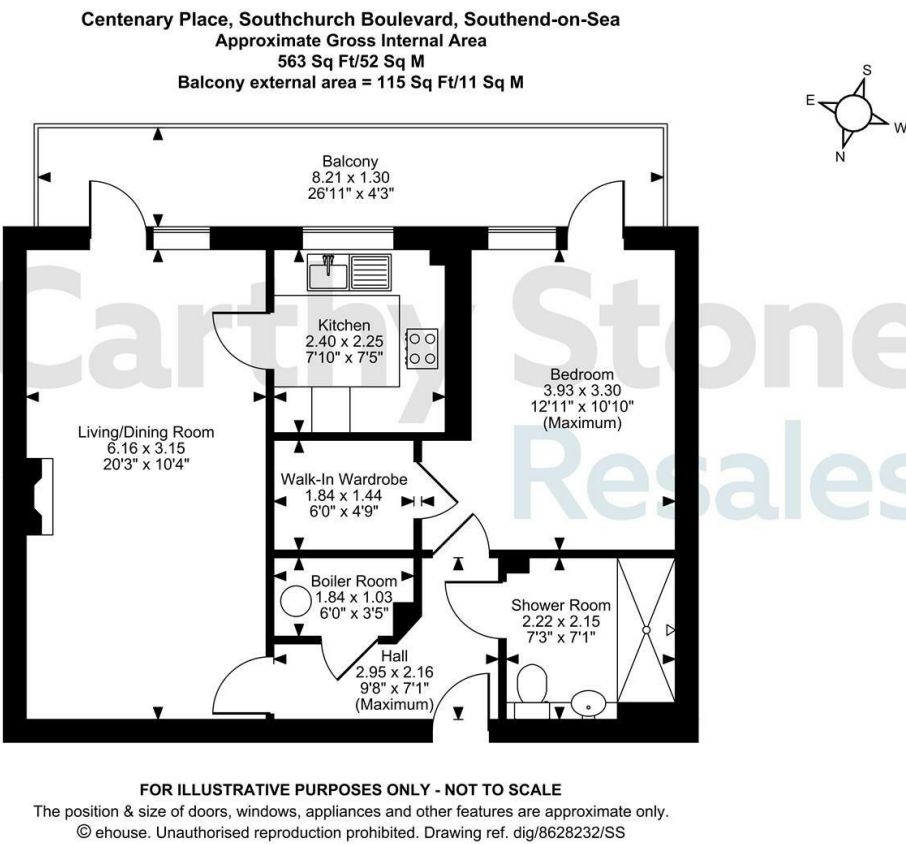
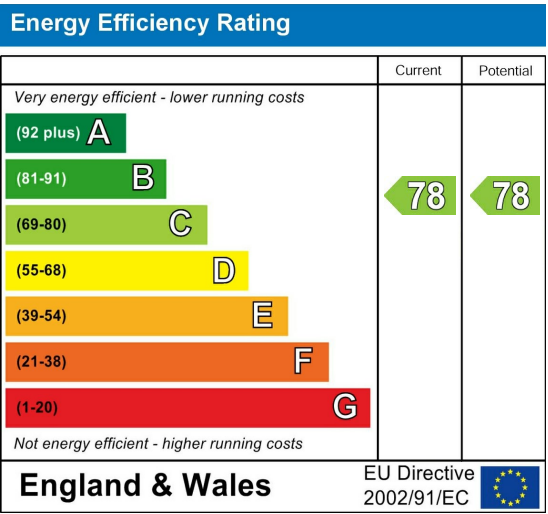
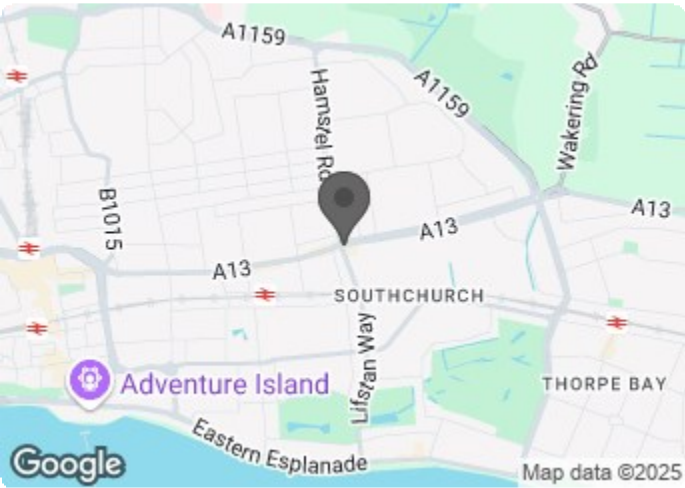


21 Centenary Place

1 Southchurch Boulevard, Southend, SS2 4UA



Council Tax Band: B



Asking price £265,000 Leasehold

A SUPERBLY presented one bedroomed retirement apartment. The property boasts a SOUTH FACING WALK-OUT BALCONY, with direct access from the lounge AND the bedroom.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Centenary Place, 1 Southchurch Boulevard, Southend, SS2 4AU

Summary
Centenary Place is a McCarthy and Stone development consisting of thirty 1 & 2 bedroom apartments and is specifically designed for the over 60's. Centenary Place has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with fitted washer/dryer and underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobe. There is a dedicated House Manager to take care of things and make you feel at home.

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 Homeowners' lounge provides a great space to socialise with friends and family.

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.

Entrance Hall
Front door with spy hole leads to the 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 living room, bedroom and shower room.

Lounge
Spacious south facing lounge benefiting from a double glazed patio door a with a large balcony with ample space for a table and chairs and provides views towards the front elevation. Wall mounted electric fire providing a lovely focal point. The lounge

also provides space for dining. TV and telephone points, two ceiling lights, 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 the walk out balcony. 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)
The service charge covers the cost of:

- 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: £3,732.27 per annum (for financial year ending

1 Bed | £265,000

30/09/2025)
Entitlements Service Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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: 999 years from 1st June 2015
Ground rent: £425 per annum
Ground rent review date: 1st June 2030
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

To enable family and friends to stay, the residence includes a large twin guest room with shower and toilet, fridge, tea and coffee making facilities. The room must be booked in advance and there is a modest fee.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

