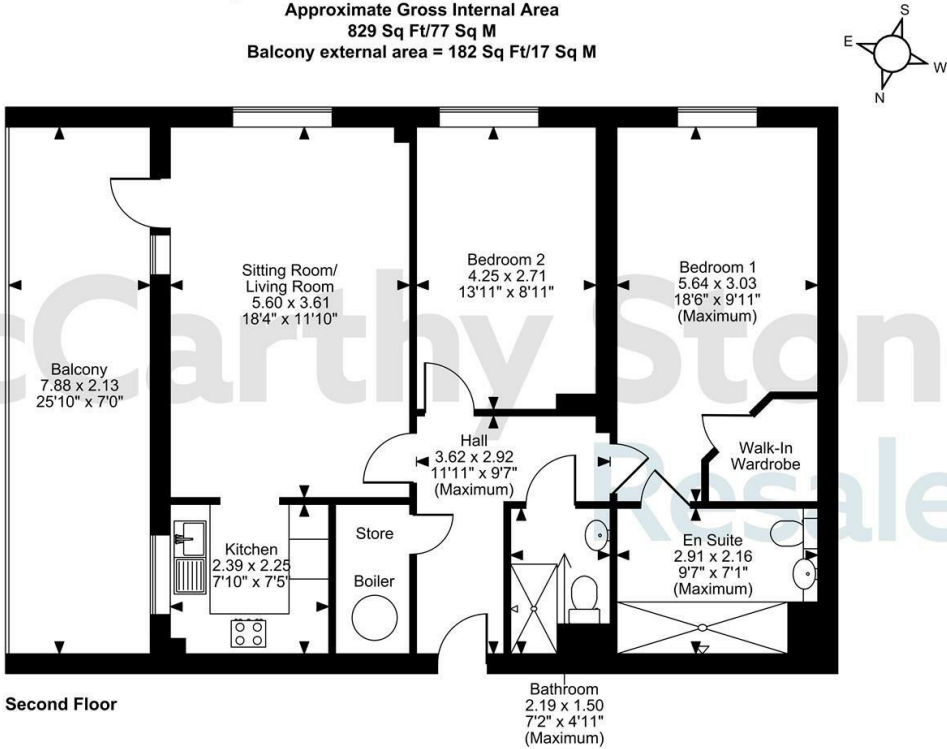


19 Centenary Place

1 Southchurch Boulevard, Southend, SS2 4UA

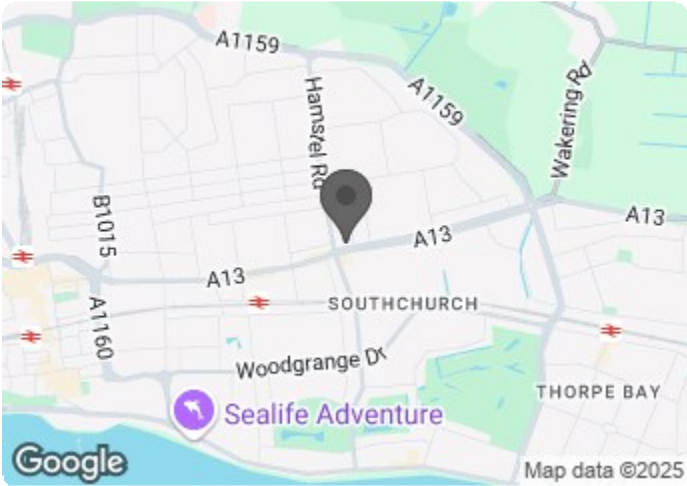


Centenary Place, Southchurch Boulevard, Southend-on-Sea  
Approximate Gross Internal Area  
829 Sq Ft/77 Sq M  
Balcony external area = 182 Sq Ft/17 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.



Asking price £365,000 Leasehold

A spacious and immaculate TWO BEDROOM SOUTH FACING second floor apartment with the benefit of a generous WALK OUT BALCONY with outlook towards the side elevation, situated within a popular MCCARTHY STONE retirement living development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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# 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. 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 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 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, bedrooms and shower room.

### Lounge

Spacious lounge with the benefit of a dual aspect with both south and east outlook which allow lots of natural light in and incorporates a French door leading to a walk out balcony providing enough space for a bistro set. The lounge has ample

space for dining and an attractive electric fire. TV and telephone points, two ceiling lights 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 sits below the south facing window with blind. 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.

### Master Bedroom

Generously sized master bedroom with south facing window providing outlook towards to Southchurch Boulevard. Door to a walk-in wardrobe housing hanging rails and shelving. TV and telephone points, central ceiling light point, and raised electric power sockets.

### Ensuite wet 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.

### Second Bedroom

Double second bedroom which can be used for dining or hobby / study room with south facing window providing outlook towards to Southchurch Boulevard. Central ceiling light point and raised electric power sockets.

### Shower Room

Fully tiled and fitted with modern suite comprising of a double shower cubicle with glass sliding door and support rail. Low level WC, vanity unit with wash basin and mirror. Chrome heated towel rail. Emergency pull cord.

### Service Charge (breakdown)

- On-site visiting house manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

## 2 Bed | £365,000

- 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: £5,598.48 per annum (for financial year ending 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs.

### 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: £495 per annum

Ground rent review: 1st June 2030

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

### 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

