



Southend, Guide Price £195,000 - £210,000, 1 Bed Upper Floor Apartment

WOW, Luxury Living from Essex Guild Homes. Fifth Floor One Bed Apartment. Exceptional Complex Built in 2018. Stunning Panoramic Views, Private Balcony, Two Huge Roof Gardens, Covered Parking Space, No More GYM Fees To Pay with Residents Only Gym. Minutes From Train Station to London and High St

Lease Remaining: 192 years. Service Charge: £1,100 Six Monthly. Ground Rent: £350 pa. Council Tax Band: B. EPC Rating: B



Beaumont Court, 61 - 71 Victoria Avenue, Essex, SS2 6BX

SUPERB FIFTH FLOOR APARTMENT WITH VIEWS AND LIFTS TO ALL FLOORS AND 24 HR CONCIERGE

PRIVATE BALCONY WITH STUNNING FAR REACHING VIEWS (AMAZING SUNSETS)

MODERN BLOCK BUILT IN FEB 2018 WITH PRIVATE PARKING SPACE

*** NO MORE GYM FEES TO PAY * WITH THE RESIDENTS ONLY FULLY EQUIPPED GYM**

WELL DECORATED OPEN PLAN LIVING WITH 15FT LOUNGE & 16FT KITCHEN / DINING

SEPERATE UTILITY ROOM IDEAL FOR WASHING MACHINE TO KEEP THE LOUNGE AREA QUIET

GENEROUS STORAGE ROOM OFF THE HALLWAY 5FT 7 X 4FT 6

TWO FANTASTIC COMMUNAL ROOF TERRACES WITH SUPERB WEST FACING VIEWS AND GREAT SUNSETS

JUST MINUTES FROM HIGH ST AND TRAIN STATION. JOURNEY TIME TO LIVERPOOL ST JOURNEY TIME 58* MINUTES

NO CHAIN / IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT TO LET

Energy Performance Rating: B

Council Tax Band: B

Inspected By: Thomas Devlin-James

Rooms:

Apartment Entrance Hall with Large Storage Facility

Modern Lounge Open to Fitted Kitchen / Dining

Lounge Area with Balcony and Superb Views
15' 3" x 9' 7" (4.64m x 2.92m)

Private Balcony with Space for Table and Chairs
Offering Stunning East Facing Views
5' 10" x 3' 7" (1.78m x 1.09m)

Kitchen / Dining Area with Dishwasher,
Integrated Hob / Oven and Fridge Freezer
16' x 6' (4.87m x 1.83m)

Utility Room with Built-in Washer / Dryer
4' 4" x 4' (1.32m x 1.22m)

Bedroom One with Large Window
15' 4" x 8' 10" (4.67m x 2.69m)

Luxury Family Bathroom with Three Piece Suite and Shower Over Bath
8' 9" x 6' 7" (2.66m x 2.01m)

Double Height Doors to Generous Storage Area
5' 7" x 4' 6" (1.70m x 1.37m)

Resident Facilities:

24 Concierge with Good Size Reception and Seating Area & Lifts

Fifth Floor Landing with Lift Access and Staircase

Residents Only Fully Equipped Gym
NO MORE Gym fees to pay Elsewhere

Two Communal Roof Gardens with Panoramic Views

On-Site Covered Parking with One Allocated Space
Plus Bike Storage Spaces

Large * On-Site * Corner Coffee House

Lease Information:

Lease: **192 Yrs**

Ground Rent: **£350 pa**

Service Charge: **£1,100 every Six Months**

Buildings Insurance: **Included in the Service Charge**

Block Lease Restrictions: **No Pets Permitted**

Agents Note:

The Covered Parking Space was bought on the Initial Purchase at a cost of **£15,000**. There are many apartments in this block that do not have this facility making this a Great Selling Point

Disclaimer:

The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.





