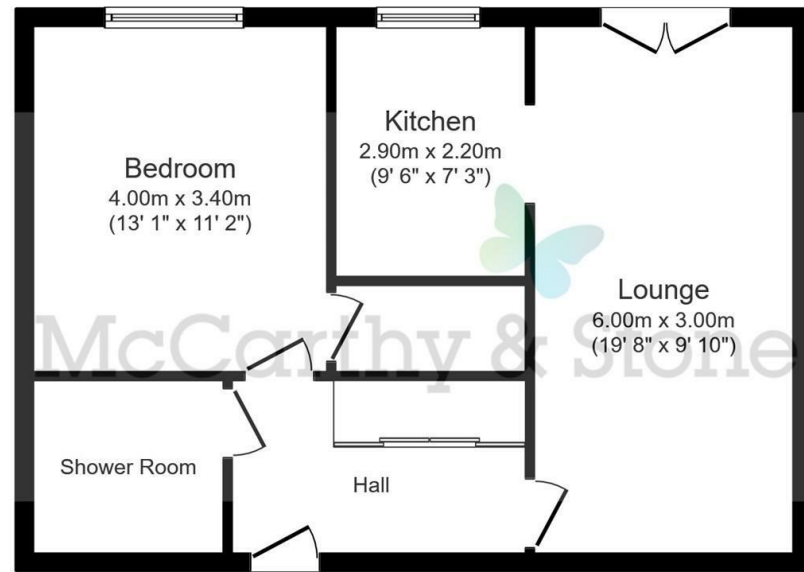


# McCARTHY STONE RESALES

## 8 CENTENARY PLACE

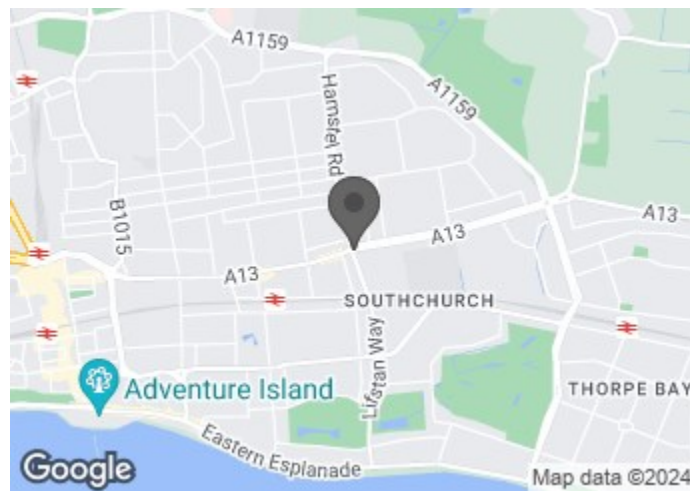
1 SOUTHCHURCH BOULEVARD, SOUTHEND, SS2 4UA



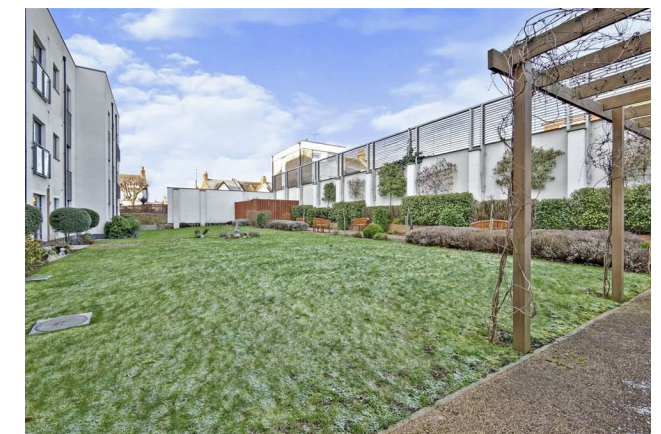
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>73</b>	<b>73</b>



An immaculate first floor retirement apartment benefiting from bright and spacious rooms. JULIET BALCONY with views over the communal gardens.

~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**PRICE REDUCTION**

**ASKING PRICE £254,750 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# McCARTHY STONE RESALES

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# CENTENARY PLACE, 1 SOUTHCHURCH

# 1 BEDROOMS £254,750

## CENTENARY PLACE

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. Stairs and lift to all floors. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## 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 living room, bedroom and shower room.

## LIVING ROOM

Spacious living room benefiting from patio door and full height window with a Juliette balcony enjoying views over the communal gardens. Wall mounted electric fire providing a lovely

focal point. Two ceiling lights. TV and telephone points, fitted carpets and raised electric power sockets. Part glazed door leads to kitchen.

## KITCHEN

Well equipped modern kitchen, cream flooring and a range of low and eye level units and drawers with worktop and chrome handles. Sink with mono lever tap, drainer and window above. Eye level oven, built in microwave, ceramic hob, cooker hood and integral fridge freezer, dishwasher. Washer/dryer.

## BEDROOM

Double bedroom with walk-in wardrobe. TV and telephone points, fitted carpets, raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of a large walk-in shower with screen. Low level WC, vanity unit with wash basin and mirror. Shaving point and chrome heated towel rail.

## SERVICE CHARGE

- 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
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,628.82 per annum (up to year end 30th Sept 2024).

\*\*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 Length: 999 years from 2015

Ground rent: £425 per annum

Ground rent review: June 2023

## ADDITIONAL SERVICES

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

