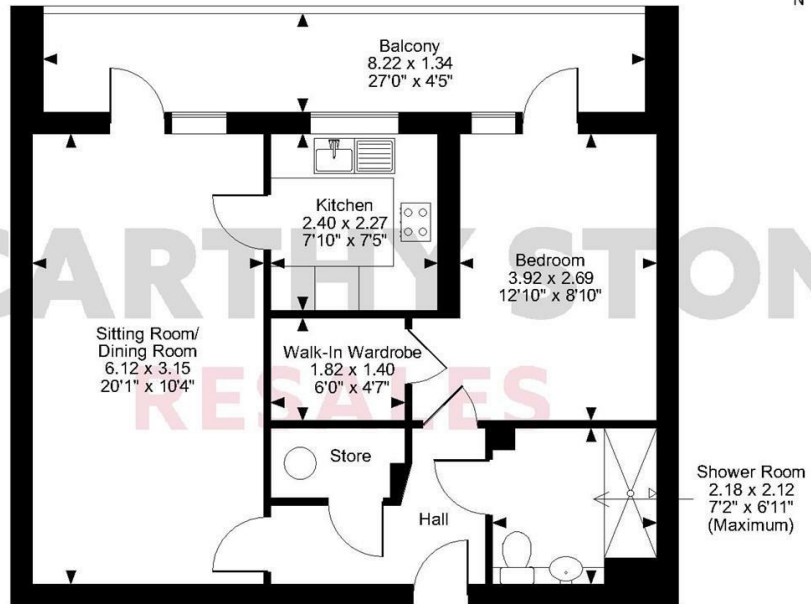
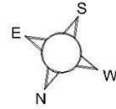


Centenary Place, Southchurch Boulevard, Southend-on-Sea  
 Approximate Gross Internal Area  
 557 Sq Ft/52 Sq M  
 Balcony external area = 118 Sq Ft/11 Sq M

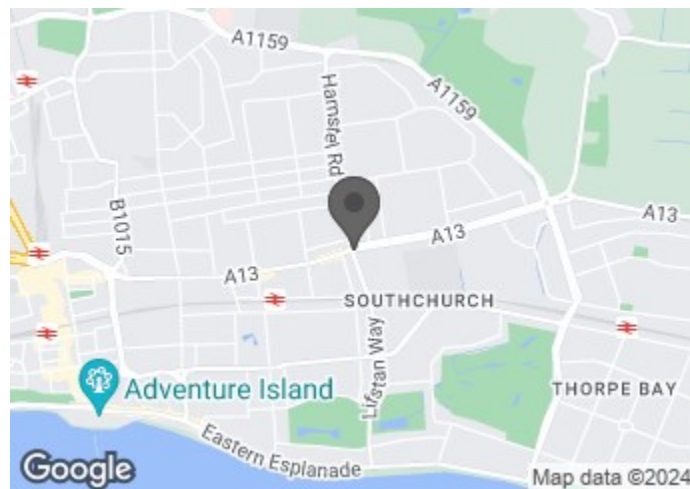


First Floor

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: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>78</b>	<b>78</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			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**12 CENTENARY PLACE**  
 1 SOUTHCHURCH BOULEVARD, SOUTHEND, SS2 4UA



McCarthy Stone Resales are delighted to present this well appointed SOUTH FACING Retirement Apartment with dual-access BALCONY. First floor, one bedroom apartment.  
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS  
 ALL~

**ASKING PRICE £265,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# CENTENARY PLACE, 1 SOUTHCHURCH BOULEVARD, SOUTHEND, SS2 4AU

1 BED | £265,000

## 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 living room, bedroom and shower room.

## LOUNGE

Spacious south facing lounge benefiting from a double glazed patio door 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)

- 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: £3,628.82 per annum (for financial year ending September 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 June 2015

Ground Rent: £425 per annum

Ground rent review date: June 2030

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

## ADDITIONAL SERVICES

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

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

