

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Flat 33, Beaumont Court, 61-71 Victoria Avenue, Southend-on-Sea, SS2 6EB



£235,000

Situated in the sought after Beaumont Court Development is this stunning two double bedroom second floor apartment providing spacious and modern living accommodation throughout with open plan kitchen/living area and luxury fitted bathroom. Having a 24 hour reception, communal gym for resident use, two communal roof gardens and coffee shop and bistro located on the ground floor.

Viewing advised. Council Tax Band: C.

EPC Rating: C. Our Ref: 20105.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Accommodation comprises:

Entrance via secured communal entrance system. 24 hour concierge. Fob entry into communal hallways. Lift to all floors.



Accommodation is on the second floor.

Personal door to property.

### ENTRANCE HALL

Large airing/storage cupboard. Radiator. Plastered ceiling with inset LED spotlighting.



### BEDROOM ONE 15' 9" x 10' 5" (4.8m x 3.18m)

Double glazed full height window to front aspect with far reaching views. Contemporary vertical radiator.





### BEDROOM TWO 15' 9" x 8' 8" (4.8m x 2.64m)

Double glazed full height window to front aspect with far reaching views. Radiator.



### BATHROOM

A three piece suite comprising panelled bath with thermostatic waterfall shower over and full height glass shower screen, wall mounted wash hand basin with chrome mixer tap and back to wall wc. Part tiled walls. Heated towel radiator. Tiled flooring. Plastered ceiling with inset LED spotlighting.



### LOUNGE 15' 9" x 12' 6" (4.8m x 3.81m)

Double glazed full height window to front aspect with far reaching views. Radiator. Plastered ceiling with inset LED spotlighting. Open plan through to kitchen area.



### KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating granite effect worksurface with an inset one and a half stainless steel sink drainer unit. Integrated electric oven with induction hob and stainless steel extractor chimney above. Integrated fridge freezer. Integrated washing machine. Wood effect flooring. Plastered ceiling.



**Agents Note:**

*Communal roof terrace with large composite decked area with artificial grass, feature shrub borders and potted plants. Stainless handrails with glass panelling.*

*24 hour reception.*

*Gym for residents use.*

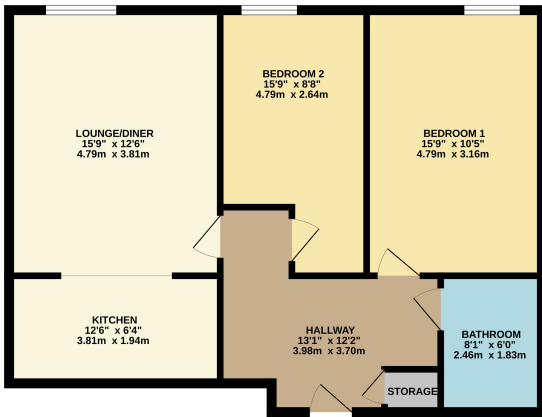
*Coffee shop and Bistro located on the ground level.*

*Lease: 999 years from September 2017.*

*Maintenance Charge: £1,397.96 due twice a year.*

*Ground Rent: £350 per year.*

GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.  
We warrant that the floor plans are correct to the best of our knowledge and belief at the time of preparation. We do not warrant the accuracy of the measurements. The measurements are for information only and should not be relied upon for any other purpose. The entrance, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.  
Marked with an asterisk (\*)



ROOF TERRACE



COMMUNAL ENTRANCE HALL



GYM

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.