bellevue
YOUR ESTATE AGENT

1 Bedroom Retirement Flat For Sale - Guide Price £65,000

Station Road Southend-On-Sea SS1 3EP



KEY FEATURES

• Retirement Property • Open Plan Lounge Diner • Bright Kitchen • Second Floor Flat • Three Piece Bathroom • Off Street Parking • Communal Lounge, Garden, Guest Suite • Minutes from Thorpe Bay Broadway • A Walk from Train Links, Eateries and Amusements • NO ONWARD CHAIN

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Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000. NO ONWARD CHAIN! Generously Sized Retirement Property! Quietly situated within the ever popular Thorpe Bay area, this deceptively spacious, second floor retirement apartment within the sought after Burges Court, a highly regarded retirement block that allows independent living and security. Located just minutes from Thorpe Bay Broadway, with its pleasing range of shops, restaurants and transport links, this property offers a welcoming open plan lounge diner, bright kitchen, ambient bedroom and three piece bathroom suite. With sunny days down at the beach less than a mile away, this property is within the epicentre of refined seaside life, making days out all the more accessible and enjoyable. Burges Court incorporates lift access to all floors, providing residents with access to a communal lounge, kitchen area, secure doors giving direct access to the gardens, laundry room, guest suite and off street parking! Available Now!

Accommodation

Communal Entrance
Via secured front doors, you are welcomed into the ground floor entrance. Alongside bookstands and chairs, this space provides access to the residents lounge, kitchen area, laundry, guest suite, gardens and managers office, with a lift leading to the upper floors.

Private Flat Entrance
Via a secure wooden front door, you are welcomed into the private entrance. With carpet flooring and painted walls, this space is complete with a built in storage cupboard, as well as a wall mounted, secure entry phone system. From here, there are doors leading to the bedroom, bathroom and open plan lounge diner.

Bedroom *10' 11" x 8' 10" (3.32m x 2.69m)*
Accessed from the entrance hallway, there is a door leading into the bedroom. With carpet flooring and painted walls, this space benefits from a fitted electric heater, a built in mirrored wardrobe and a double glazed window to the rear elevation.

Open Plan Lounge Diner *17' 6" x 15' 0" (5.33m x 4.57m)*
Accessed from the entrance hallway, there is the open plan, 'L' shaped lounge diner. With carpet flooring and painted walls, this space benefits from a fitted electric heater and a double glazed window towards the rear elevation.

Kitchen *8' 11" x 5' 8" (2.72m x 1.73m)*
Accessed from the open plan lounge diner, you are welcomed into the kitchen space. With both eye level and low level storage units, this space houses amenities such as an inset stainless steel sink, hob, extractor and raised oven. Complete with tiled effect flooring and painted walls.

Bathroom *9' 2" x 7' 1" (2.79m x 2.16m)*
Accessed from the entrance hallway, there is a three piece bathroom suite. Comprised of a shower cubicle, hand wash basin with vanity unit and low level W/C, this space benefits from a built in storage cupboard, tiled walls and tiled effect flooring

Off Street Parking
This block permits residents access to a car park for off street parking.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

















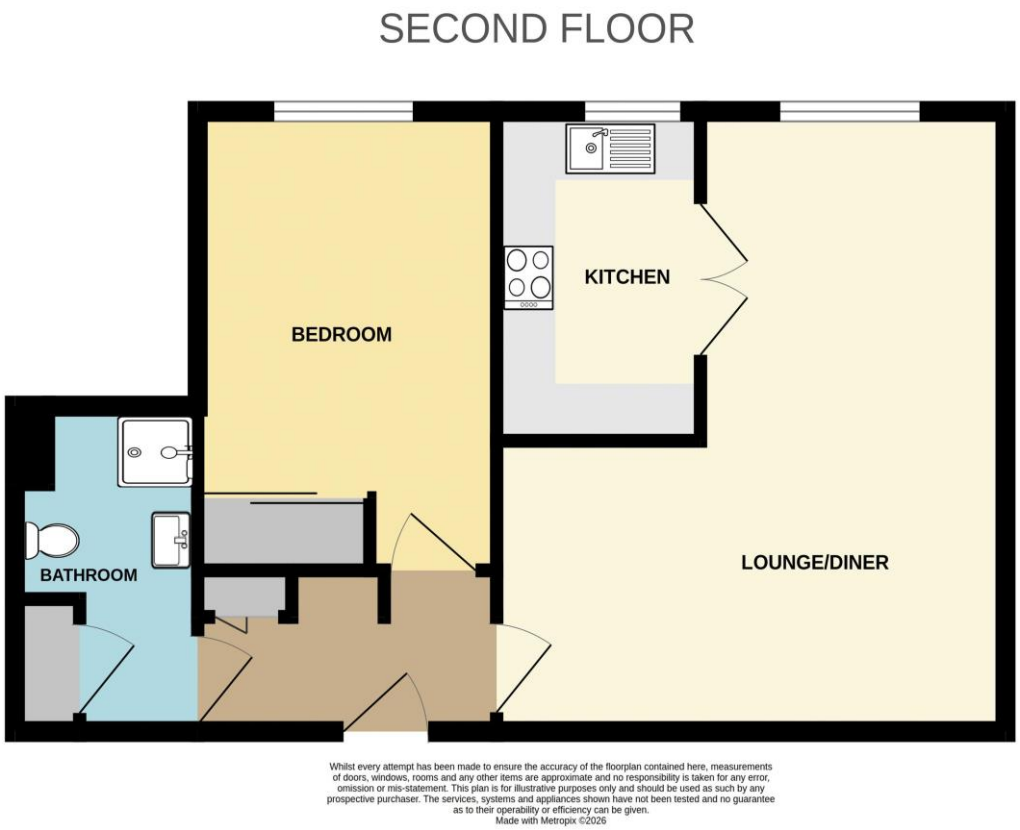




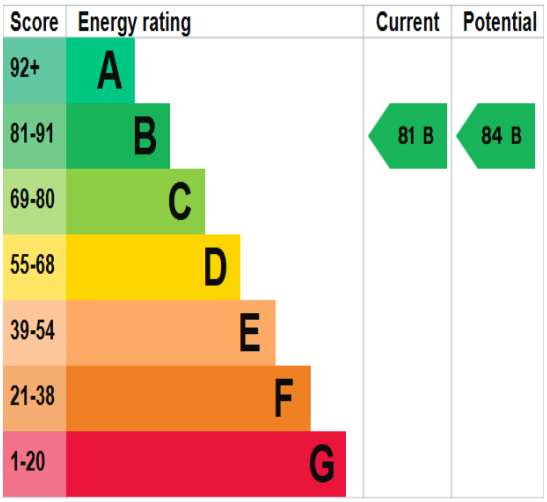




Floorplan



EPC Graph & Additional Information



Tax Band for this property is: **C**
EPC rating for this property is: **B**
Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately: years.
For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.

safeagent

The Property Ombudsman

Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.