



### 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**

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**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.





