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ASHTON & PERKINS

VICTORIA AVENUE, SOUTHBEND-ON-SEA
ASKING PRICE OF £250,000





Luxury and secured living at its finest! We are proud to offer this beautiful 2 bedroom 2 bathroom flat with allocated parking. Positioned perfectly for Southend Victoria train station, town centre and sea front, the development offers concierge service as you enter the modern spacious communal entrance hall. Further benefits including 2 lifts and gym exclusively for residents along with a coffee shop and convenience store next to the building you need look no further! Call us today and arrange your viewing.

Entrance Hall

Entering through a composite fire door into a modern hallway complete with radiator, wall entry phone, grey laminate floor, built in storage cupboard and an additional large walk in cupboard/storage facility.



Open Plan Living room /Diner & Kitchen

L Shaped 8.1m x 7.4m

Dining Area - Modern decor and fresh grey carpet provide ample space for dining furniture and ensure a separation from the kitchen / living area. Opening up into a modern kitchen with laminate flooring, range of modern wall and base units with integrated fridge freezer, washing machine and dishwasher. Rolltop worksurface with black sink in



set and smoked splashback to electric hob and oven with extractor fan over.

Through into the living area, the fresh grey carpet matching that in the dining area provides ample space for sofa and associated furnishings whilst providing natural light from double glazed window.

Bedroom One; 4.7m x 3.7m

Large double bedroom with double glazed window providing natural light. Fitting wardrobes to corner and vertical radiator ensure the ultra modern feel of this flat continues. A fresh soft grey carpet and neutral decor completes.



En-suite

Large ensuite offers tiled floor with part tiled walls. A large double walk in shower cubicle with rain forest shower and additional shower spray attachment. Wall mounted wash hand basin, and close coupled low flush WC. Heated towel rail. Wall mounted mirrored medicine cabinets.

Bedroom Two; 4.3m x 3.7m

Another large double bedroom with neutral decor, double glazed window, fresh grey carpet, radiator.



Bathroom

Lovely modern family bathroom offering 3 piece suite consisting of panelled bath with mains rainforest shower over and shower screen. Wall mounted wash hand basin, and close coupled low flush WC, tiled floor, part tiled walls, chrome heated towel rail, spot light fittings

Additional benefits include;

Allocated Parking

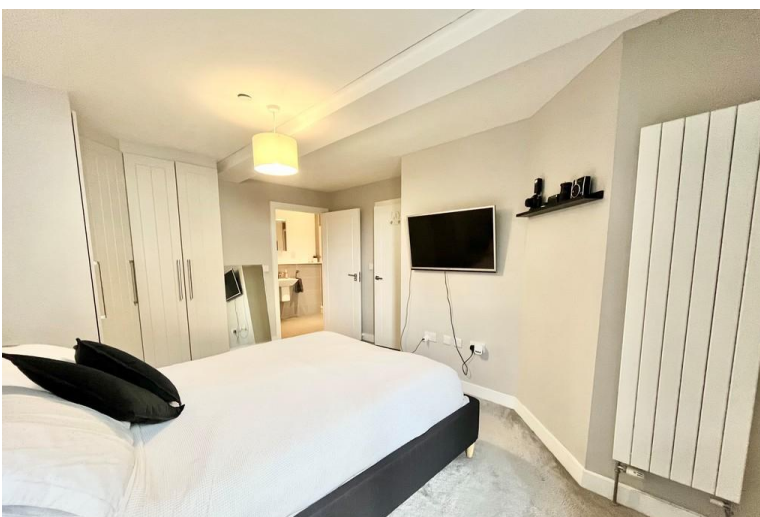
Secured allocated under cover parking space.

Communal Spaces

Two communal sun terraces with seating areas for resident use only

Residents Gym

There is a fully equipped residents only gym situated on the ground floor and accessed via the internal communal lobby.



In summary Beaumont Court is a popular complex situated in a prominent location in the heart of Southend-on-Sea. Easily accessed on the Liverpool st line from Southend Victoria train station and for vehicle via the A127 and A13.

EPC - C

Council tax - C



Service charge approx £3700 per annum
 Ground rent £350 per annum
 Lease 192 years remaining

Mobile signal - data provided by Ofcom
 EE, 3, O2 and Vodafone signal all likely
 Broadband - data provided by Ofcom
 Standard - Download 16 mbps, Upload 1 mbps
 Superfast not available
 Ultrafast - Download 1000 mbps, Upload 1000 mbps



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms etc. are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.



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