



# FOR SALE

## Beaumont Court, Victoria Avenue, Southend-On-Sea SS2 6EB

£239,995 Leasehold

- Sixth Floor Apartment
- Two Double Bedrooms
- Lounge with South Facing Balcony
- Modern Three Piece Bathroom
- Two Communal Roof Terraces
- Lift To All Floors & Residents Gym
- Concierge Service & Video Entry System
- Modern Kitchen with Appliances

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Beautiful modern two double bedroom sixth floor apartment with private south facing balcony. This stylish property offers a contemporary kitchen with integrated appliances, open plan lounge with balcony, two double bedrooms and modern three piece bathroom. Beaumont Court is a superb purpose built apartment block complete with a 24 hour

concierge service, lift to all floors, two communal roof terraces and residents gym. Located just a short walk from the town centre and two mainline rail stations, convenient for travel routes and local schools & amenities, viewing is highly advised.

### Beaumont Court

- \* Stylish apartment building
- \* Lift to all floors
- \* 24 Hour concierge service
- \* Two communal roof terraces
- \* Residents gym

### Entrance

Attractive communal entrance with video entry system and concierge service. Lift and stairs to all floors. Front door into apartment hallway with large storage cupboard and doors to all rooms.

### Lounge

Spacious lounge diner with fitted carpet, inset spotlights and double glazed window and door out to south facing balcony. Open plan to kitchen.

### Kitchen

Stylish modern kitchen with wood effect floor, inset spotlights, wall and base units with straight edge work surface and stainless steel sink & drainer. Integrated appliances include fridge freezer, dishwasher, washer/dryer and oven & hob.

### Bedroom 1

Bedroom with fitted carpet, pendant light and double glazed window.

### Bedroom 2

Bedroom with fitted carpet, pendant light and double glazed window.

### Bathroom

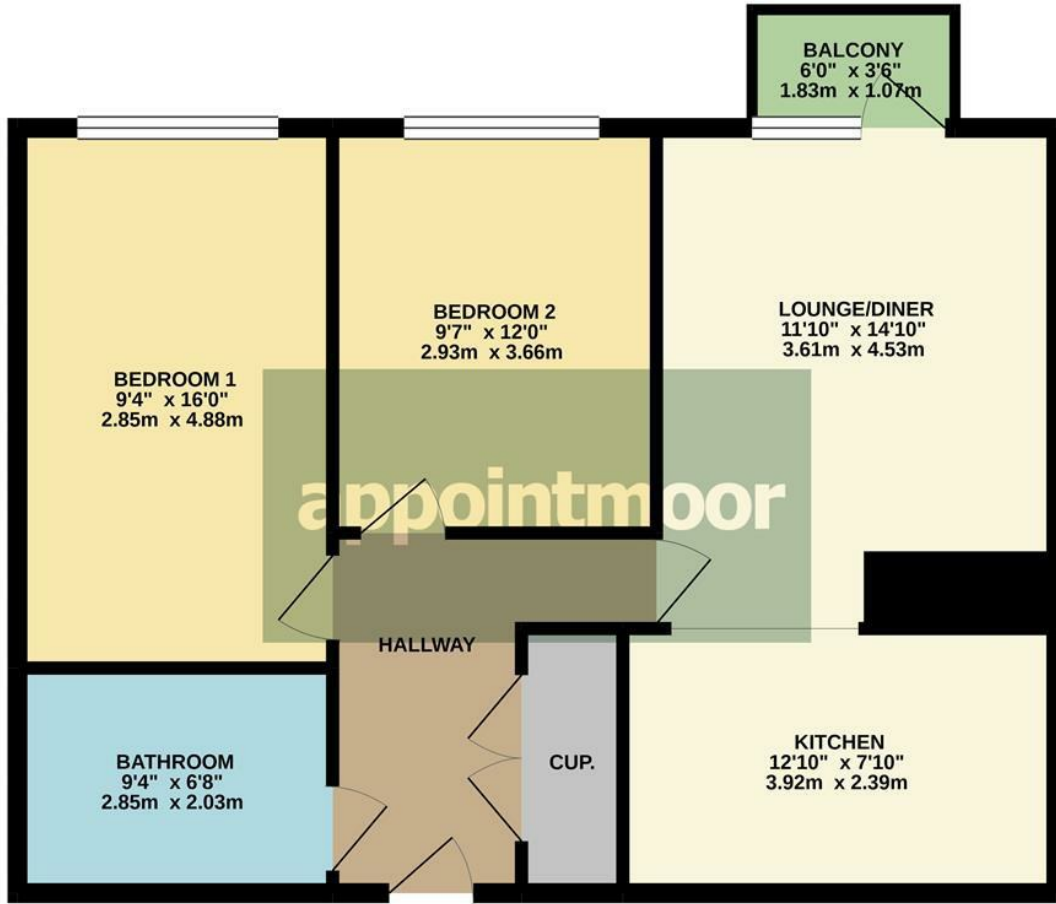
Three piece suite comprising of WC, wash hand basin and bath with rain-head shower and glazed screen. Part tiled walls, inset spotlights and chrome heated towel rail.

### Tenure

Leasehold - 196 years remaining  
Ground Rent - £350 p/a  
Service Charge - £2392.17 p/a  
Council Tax Band - C



SIXTH FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</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			
England & Wales		81	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		85	85
EU Directive 2002/91/EC			

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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