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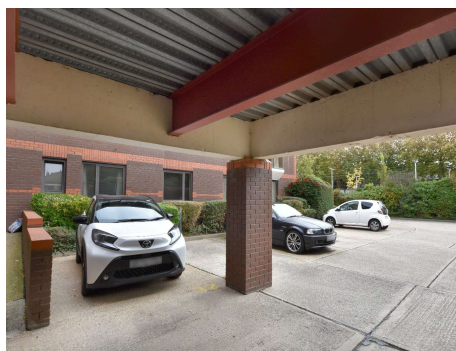
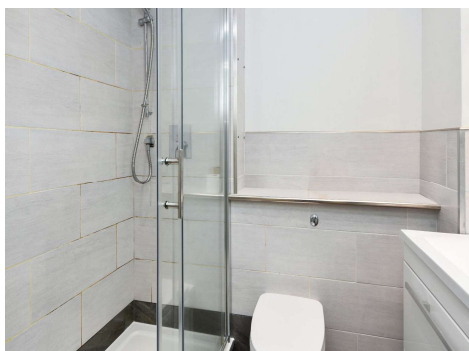
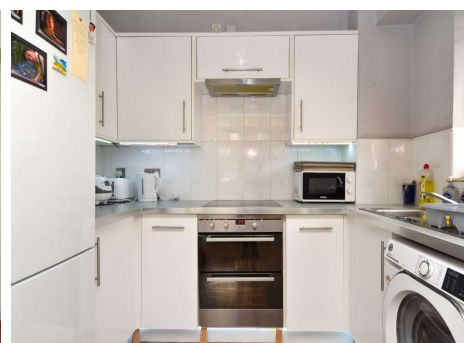
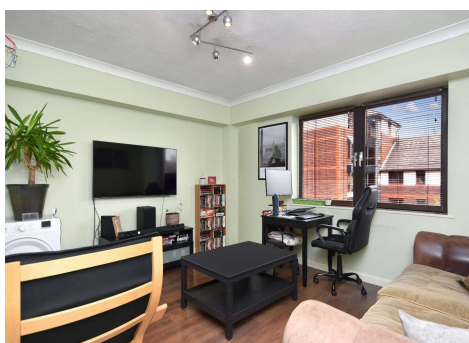
HUNT ROCHE

The Estate Agent



Guide Price: £155,000 - £160,000

32 Napier Court West, Gordon Place, Southend On Sea, Essex, SS1 1NH



Offered with a 'Share of Freehold' this one-bedroom upper-level apartment is ideally situated just yards from Southend Central Railway Station, providing direct access to London Fenchurch Street. The property is also conveniently located for Southend High Street, offering a range of shopping facilities and excellent transport links. The apartment features a modern fitted kitchen, semi open-plan to the living room, a double bedroom, access to loft space, and a contemporary shower room. Additional benefits include a secure entry phone system, allocated parking space, and visitor parking in the adjacent car park.



- A ONE BEDROOM purpose-built apartment within a development offering a secure, low-maintenance lifestyle
- Gated residents' parking with additional visitor spaces
- Lift access to all floors, ensuring easy and convenient movement throughout the building
- Perfect for first-time buyers, commuters, or downsizers seeking convenience and security
- Situated within Napier Court West, a well-maintained 1990s-built development
- Enjoy the benefits of a SHARE OF FREEHOLD and an exceptionally long lease
- Offers the convenience of city-centre living with shops, cafés, and amenities just moments away
- Approximately 3 minutes' walk to Southend High Street and 5 minutes to Southend Central Station (C2C line to London Fenchurch Street)
- Around 10 minutes' walk to the seafront and promenade
- Neighbouring a retirement complex, providing a peaceful and well-managed setting
- Viewing advised.

Tenure & Costs: 'Share of Freehold'

Lease Term - 999 years commencing from 1st May 2022

Service Charge (including Ground Rent): £537.43 (half-yearly)

Estate Charge: £269.73 (half-yearly)

Please note that these costs include buildings insurance and water / sewerage bills.

Total cost per annum: £1,614.32

Freeholder: Gordon Place Management Company Limited

Management Company: Metta Property Management

(All figures are provided for guidance and should be verified by the purchaser's solicitor.)

Entrance via: Access to the property is via a secure communal entrance with an intercom entry system linked directly to the apartment. The well-maintained entrance hall includes residents' letterboxes and provides both lift and stair access to all floors. Residents also enjoy access to attractive communal gardens, offering a pleasant outdoor space within the development.

Entrance Hall: 5'11" x 4'3" (1.8m x 1.3m) The apartment is approached via a solid hardwood front door with spyhole. There is a spacious storage cupboard housing the utility meter and fitted shelving, (approx. 5'9 x 2'1) providing useful additional space. Doors leading to the Living Room, Bedroom and Shower Room. The hall features a wall-mounted electric storage heater, entry phone handset, and laminate wood-effect flooring. Coving to textured ceiling with access to loft space.

Living Room: 14'3" (4.34) x 13'1" (4) (reducing to 11'7" (3.53)) Large double-glazed window to side aspect. Laminate wood-effect flooring, the Living area provides room for both seating and a dining. Coving to textured ceiling. The space opens seamlessly into the modern fitted kitchen, creating an attractive semi open-plan layout ideal for contemporary living.

Kitchen: 8'10" x 6' (2.7m x 1.83m) Double-glazed window to the front aspect. The Kitchen is fitted with a modern fitted with a range of base and eye-level units complemented by roll-edge work surfaces and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Built in four-ring electric hob with built-in oven below, and a part-concealed extractor hood above. There is under-counter space for a washing machine and further space for an upright fridge/freezer. The room is finished with laminate wood-effect flooring and textured ceiling.

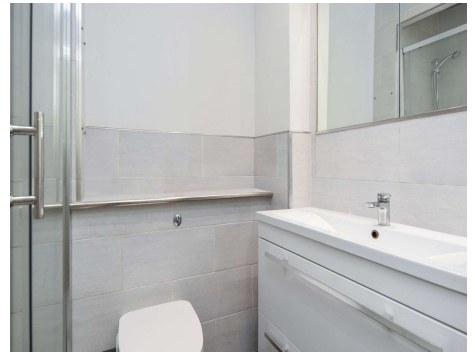
Shower Room: 6'4" (max) x 5'11" (1.93m (max) x 1.8m) A stylish, modern shower room fitted with a double-width enclosed shower unit featuring both a rainfall-style drench head and a separate handheld attachment. The suite includes a contemporary vanity unit with an oversized sink and deep storage drawers beneath, together with a concealed cistern dual flush WC. Finished with part-tiled walls, coordinated floor tiling, a fitted wall mirror, and a recessed display shelf. Recessed lighting.

Bedroom: 12'2" (3.7) (incl door recess - reducing to 10'2" (3.1)) x 8'9" (2.67) Pair of double glazed windows to side aspect. Wall mounted electric heater. Laminate wood effect flooring. Coving to textured ceiling.

Parking: The property benefits from one allocated parking space located within a secure car park, accessed via an electronically operated security barrier controlled by key fob. Residents bin store.

Napier Court West shares its setting with an adjoining retirement complex, creating a well-managed living environment. Situated to the side of the development (Sunningdale Court), the neighbouring complex contributes to the peaceful atmosphere of the site. Within the first car park—accessed via a secure fob-operated barrier—there are allocated visitor parking spaces available for guests.

Outside: Choice of two residents communal Garden areas.



THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 10/18/2025