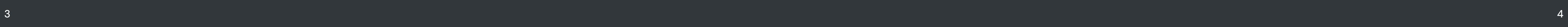
# VERNON COURT

Make yourself at home.





# VERNON COURT

# Make Yourself at Home

Vernon Court offers an exciting opportunity to own a brand new apartment in the vibrant town of Southend-on-Sea.

There are 24 one, two & three bedroom apartments available under the shared ownership scheme. Each property offers a modern living area and an allocated parking space with EV charger included.

Within close proximity to local amenities and fantastic transport links into London, Vernon Court is in an ideal location. Estuary Housing Association believe in making home ownership affordable. Our new development is part of our continued commitment to the provision of good-quality housing. This is to meet local needs and to contribute to the development of sustainable communities.

8 0 min

drive to airport with National and International destinations.

10 min
walk to London bound trains

111 min cycle ride to beach

# How Does Shared Ownership Work?

Shared ownership is a government funded homeownership scheme, which makes it easier for eligible applicants to get onto the property ladder. The scheme allows buyers to purchase a share in the property and then pay a subsidised rent on the remainder of the shares not owned. Shares can be bought between 10% and 75%.

In the future, more shares can be purchased until the property is owned outright. The scheme gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a property.





# Easy Connections & Endless Adventures!

Southend-on-Sea has excellent transport links, with an extensive network of local bus and train services. Vernon Court is close to two railway lines providing direct connections to London.

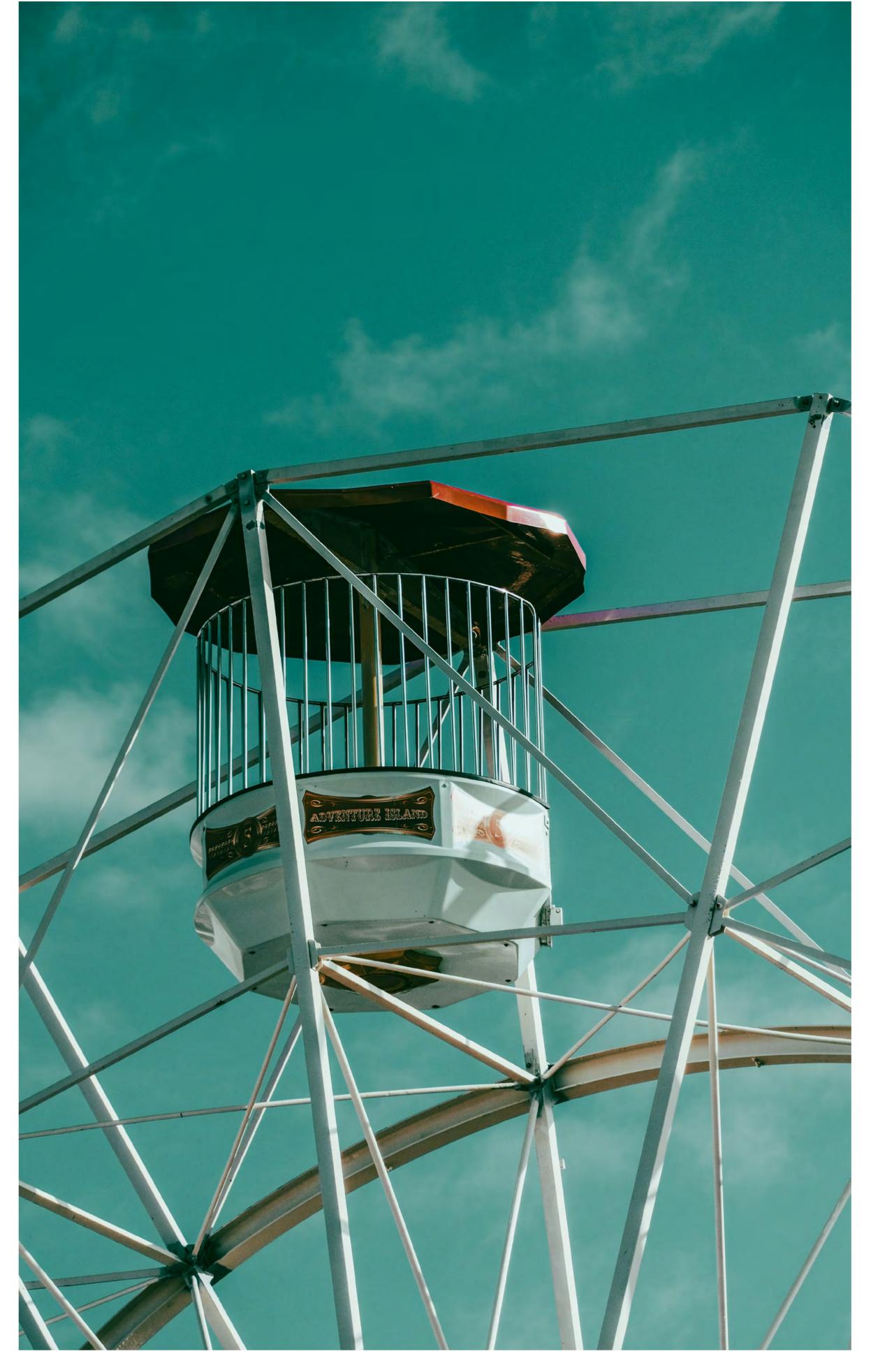
Southend Victoria to London Liverpool Street is operated by Greater Anglia with the closest station of Prittlewell just a 10 minute walk away.

C2C runs an alternative route from Shoeburyness to Fenchurch Street with Southend Central being the closest station to Vernon Court.

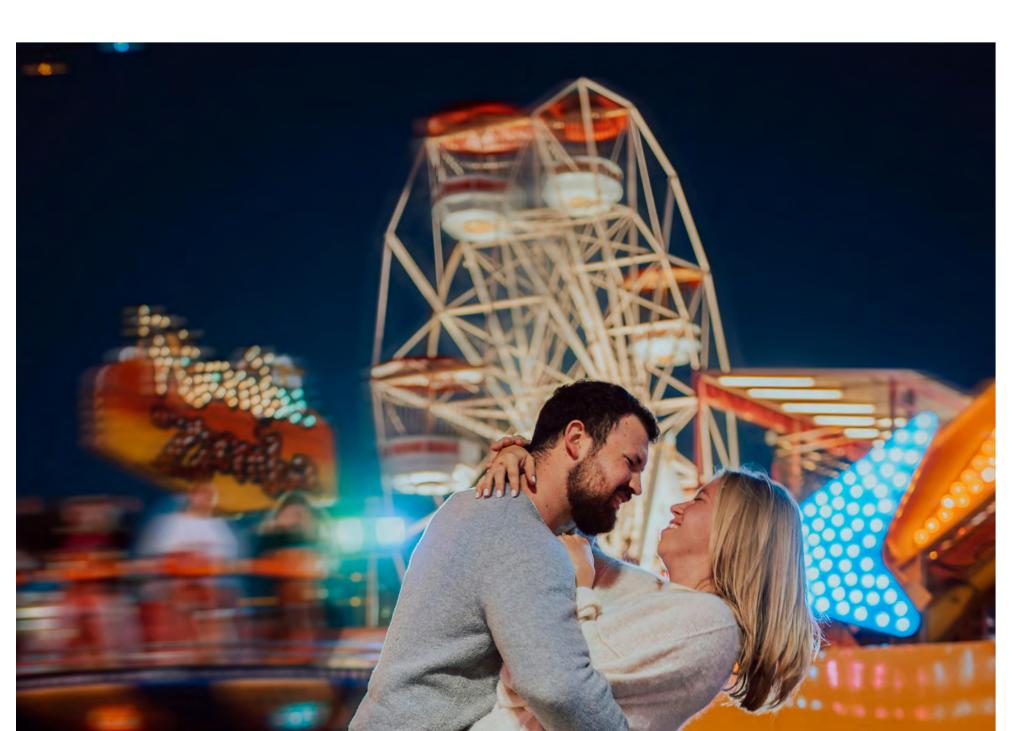
London Southend Airport is only an 8 minute drive away. The airport has expanded significantly over recent years and now offers frequent flights both nationally and internationally, with new destinations being constantly added.



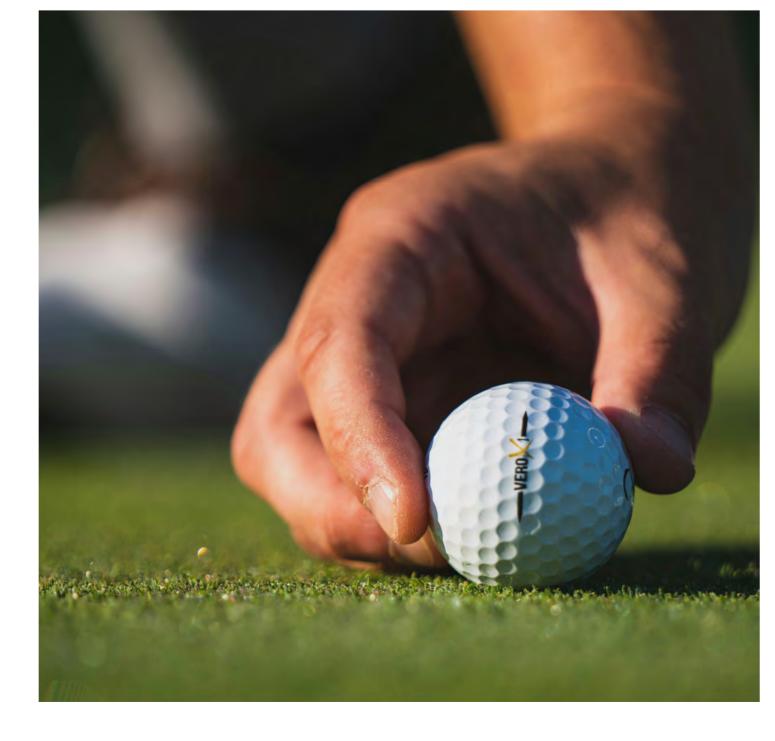


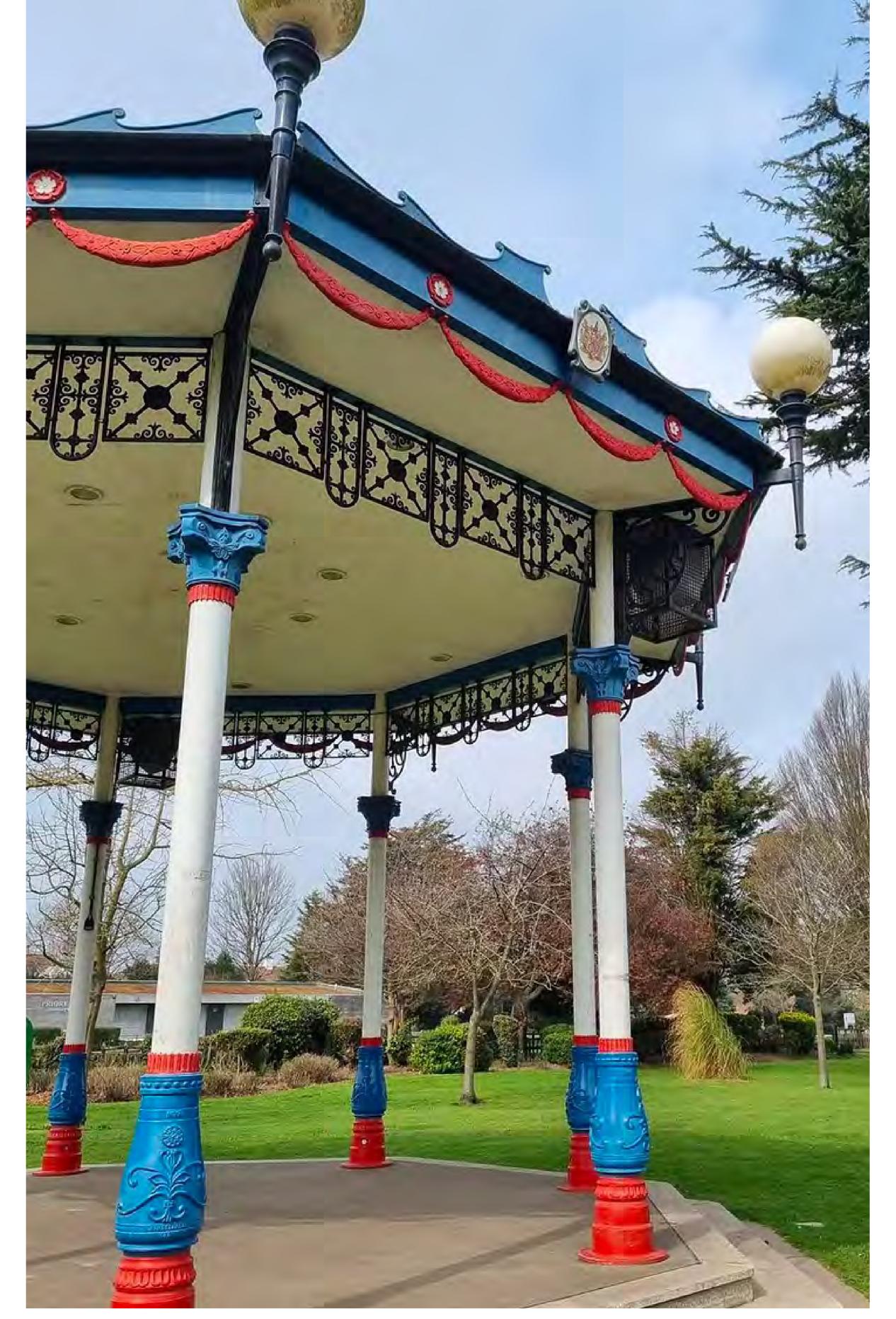












# Make Your Home By The Sea

Southend-on-Sea, in the county of Essex, is a vibrant city situated on the banks of the Thames Estuary.

It is a sought-after location with commuters, being just 40 miles outside of London with enviable transport links. Southend-on-Sea has also been a popular tourist destination since the Georgian era with holiday makers heading down to enjoy its Golden Mile. It has many seaside attractions, including the longest pleasure pier in the world at 1.34 miles long.

Southend-on-Sea has some great beach areas, such as Old Leigh and East Beach, many fantastic green spaces, Priory and Southchurch Parks to name just two, as well as conservation areas such as the clifftop gardens at Prittlewell Square. Whether getting some fresh air, walking the dog or enjoying one of the many annual events, there is something for everyone.

Southend has great options for food and drink in the High Street, with offerings from all around the world, so you really are spoilt for choice. As well as countless day time activities and family focused attractions such as Sealife Adventure, Kingpins for bowling and Adventure Island.

The town also comes to life at night, boasting casinos, bars and nightclubs, there is always a great night to be had. For the more active, there are plenty of gyms, a floodlit athletics track and swimming pool with Olympic height diving boards at Garon Park, golf courses and even a popular indoor bouldering centre. Or why not enjoy a sunset run along the seafront, or while away a sunny afternoon with an ice cream at the famous Rossi ice cream parlour. Southend really does have it all!

# The wider area







- 1. Rayleigh
- 2. Old Leigh
- 3. Hadleigh castle park
- 4. London Southend airport
- 5. Shoeburyness East beach

# Specifications

# Kitchen

- Contemporary fitted kitchen units finished in grey or navy (dependant on unit choice)
- Integrated electric oven
- Electric ceramic hob
- Recirculating extractor hood with splashback and matching upstand
- Stainless steel 1½ bowl sink
- Integrated fridge freezer
- Integrated washing machine
- Recessed downlighting
- Karndean flooring oak luxury vinyl tile (kitchen and living areas)

# Bathroom

- Contemporary white bathroom suite
- Grey coloured full height tiling over bath/shower area
- Heated towel rail
- Shower screen over bath
- Recessed downlighting
- Large mirror with integrated shaver socket









# General

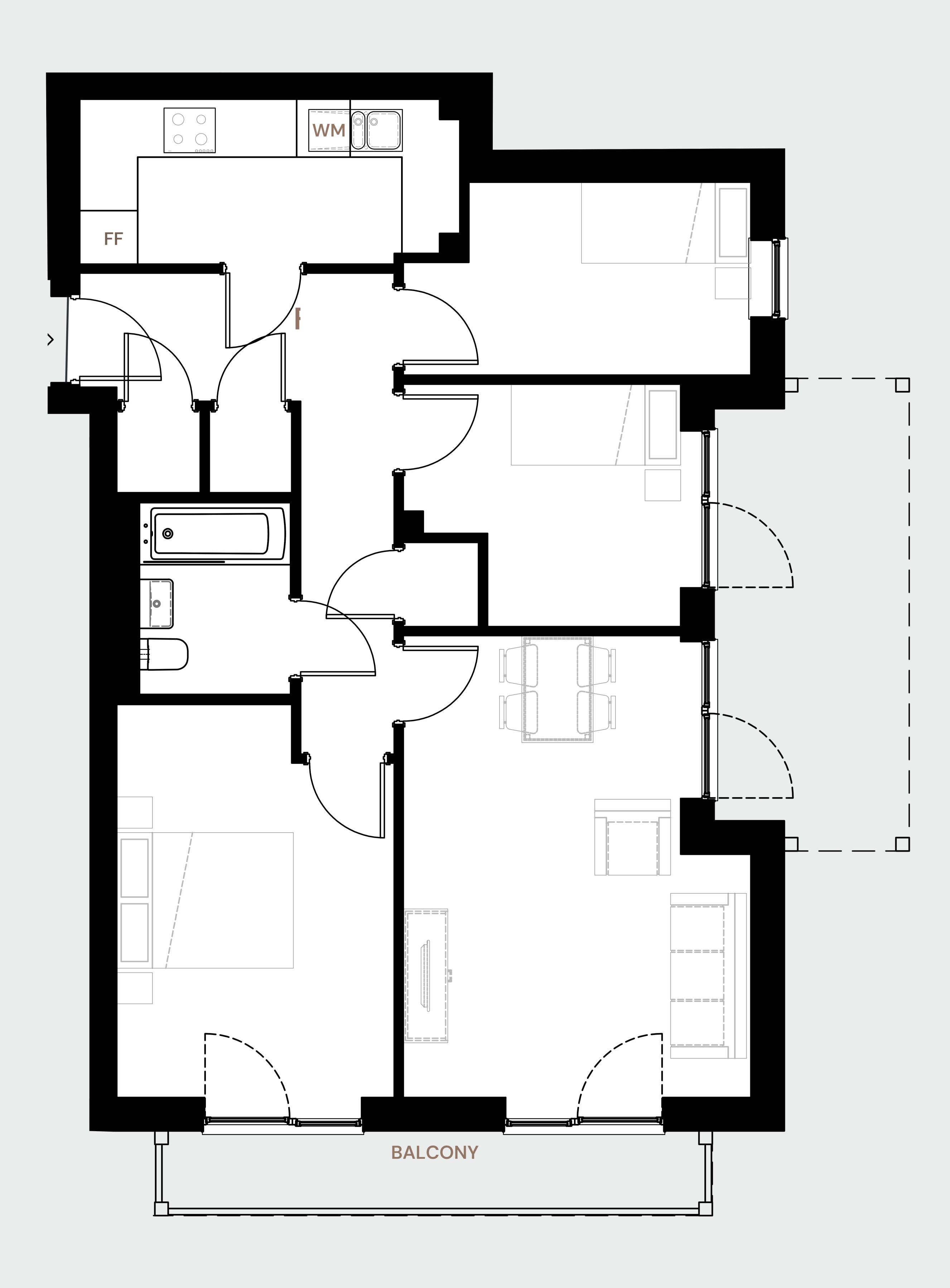
- Allocated parking space (with option of EV charger)
- NHBC Buildmark choice warranty cover
- Balconies to most selected apartments (please refer to floor plans)
- Video entry system
- Communal cycle store
- Lift access to all floors
- Selected properties built to M4(3) standards (WCH accessible)



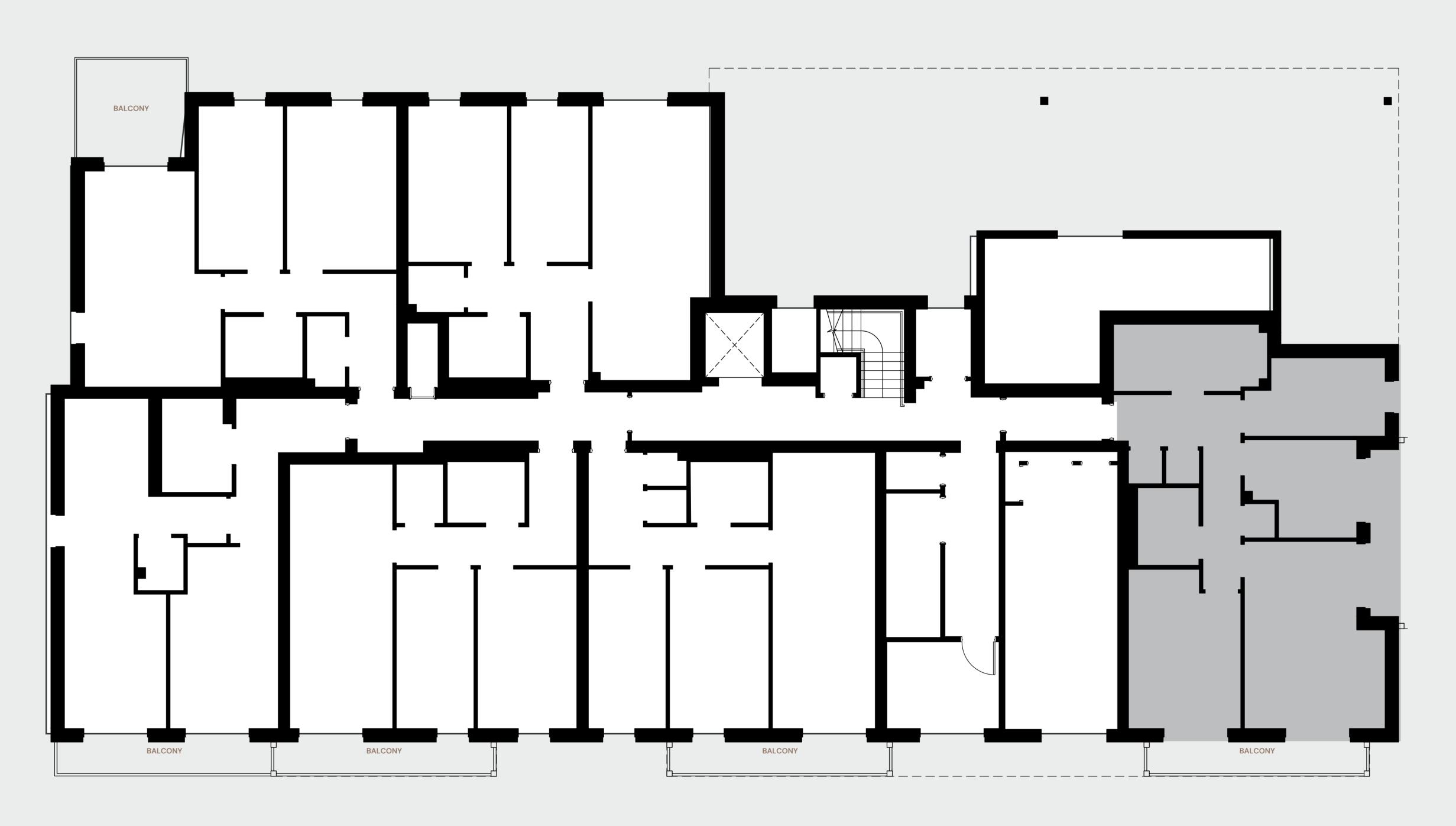
# Plot 1

# 3 Bedrooms | 1 Bath

Gross internal area 73.7m<sup>2</sup> | 793 ft<sup>2</sup>



### Ground floor



Plot 1

Kitchen	4.26m x 1.85m	13′ 11.7″ x 6′ 0.8″
Dining   Living	3.9m x 5.18m	12′ 9.5″ x 16′ 11.9″
Bedroom 1	3.11m x 4.41m	10′ 2.4″ x 14′ 5.6″
Bedroom 2	3.9m x 2.16m	12′ 9.5″ x 7′ 1″
Bedroom 3	3.11m x 2.73m	10′ 2.4″ x 8′ 11.5″
Bathroom	1.7m x 2.15m	5′ 6.9″ x 7′ 0.6″
Balcony	6.09m x 0.87m	19' 11.8" x 2' 10.3"



# Plots 9 & 22

# 2 Bedrooms | 1 Bath

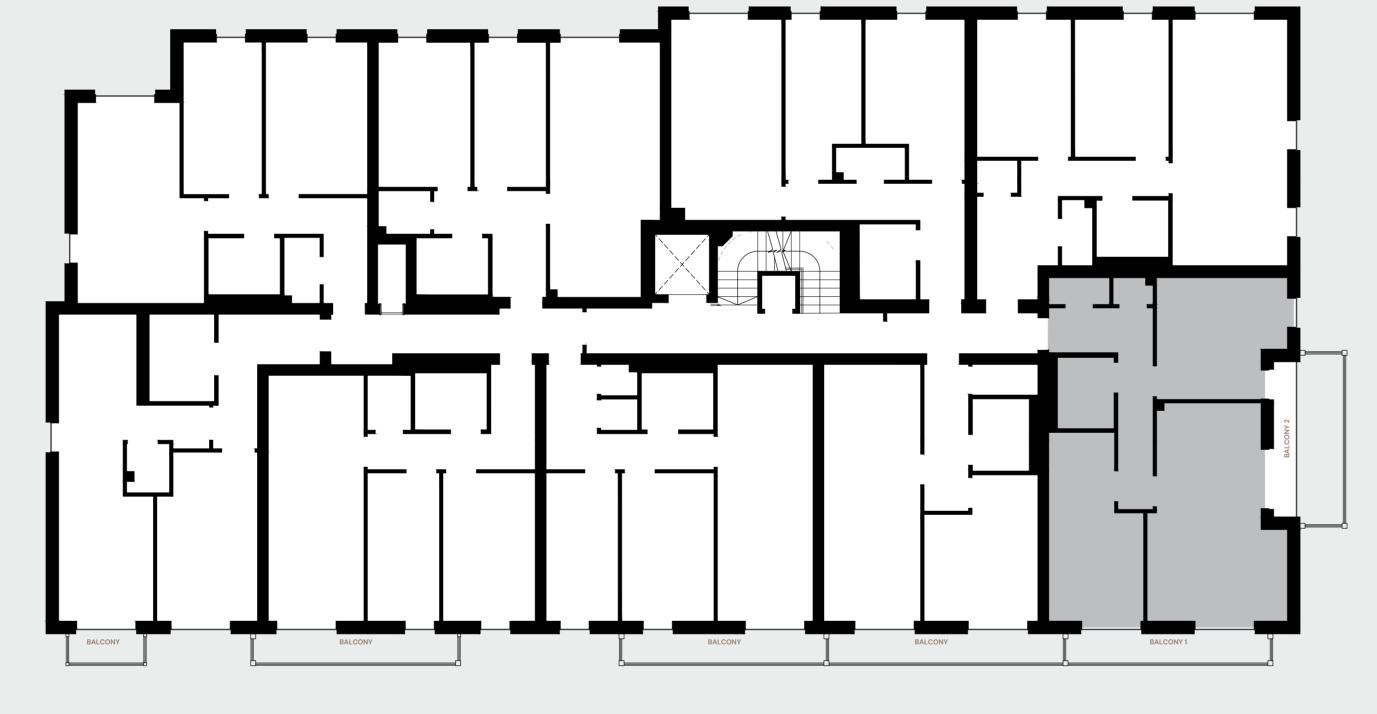
Gross internal area 68.5m<sup>2</sup> | 737 ft<sup>2</sup>

# **BALCONY 1**

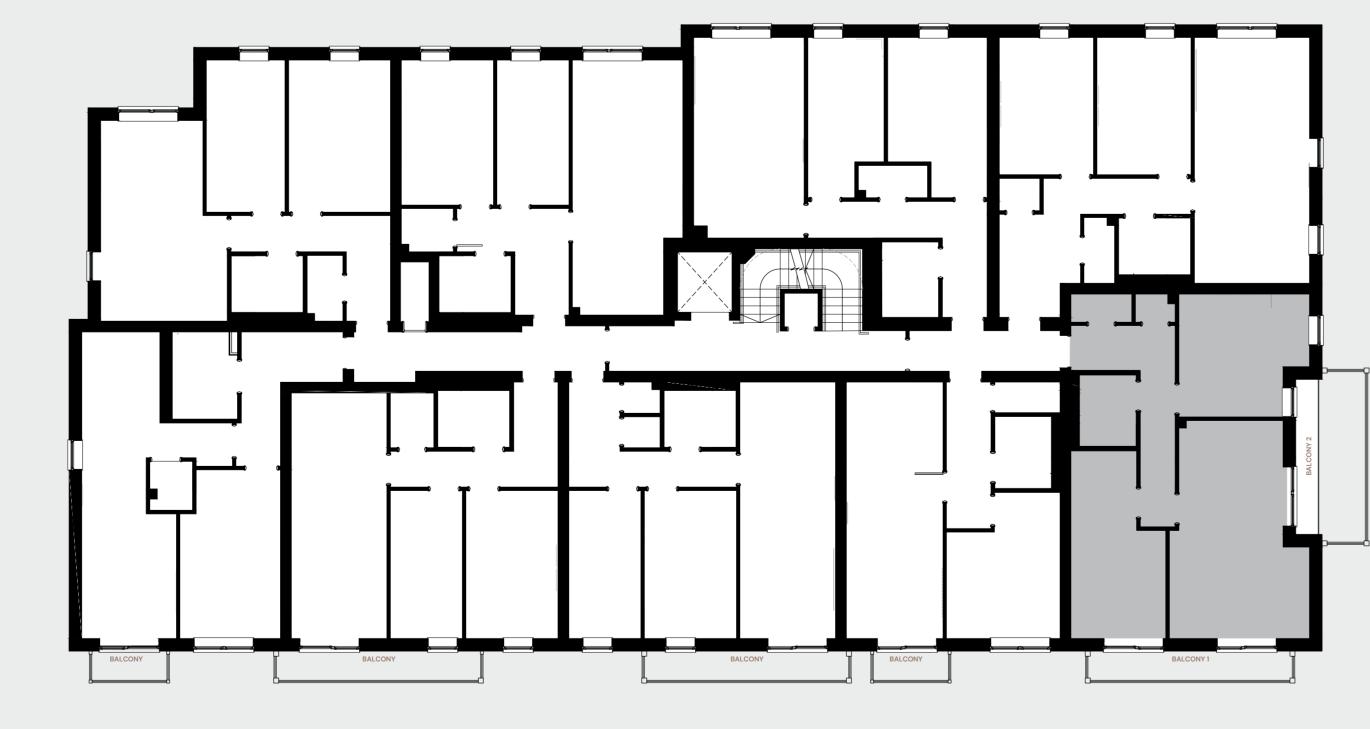
# Plots 9 & 22

Kitchen   Dining   Living	4.18m x 6.5m	13′ 8.6″ x 21′ 3.9″
Bedroom 1	2.83m x 5.62m	9′ 3.4″ x 18′ 5.3″
Bedroom 2	3.9m x 3.63m	12′ 9.5″ x 11′ 10.9″
Bathroom	1.69m x 2.15m	5′ 6.5″ x 7′ 0.6″
Balcony 1	6.09m x 0.87m	19′ 11.8″ x 2′ 10.3″
Balcony 2	2.08m x 5.08m	6′ 9.9″ x 16′ 8″

### First floor



# Second floor



Floor plans are indicative only, based upon design information which may be superseded before completion of construction.

# Plots 17 & 30

# 2 Bedrooms | 1 Bath

Plots 17 & 30

Bedroom 1

Bedroom 2

Bathroom

Kitchen | Dining | Living 3.43m x 7.33m

2.81m x 4.1m

 $2.81m \times 4.1m$ 

1.69m x 2.15m

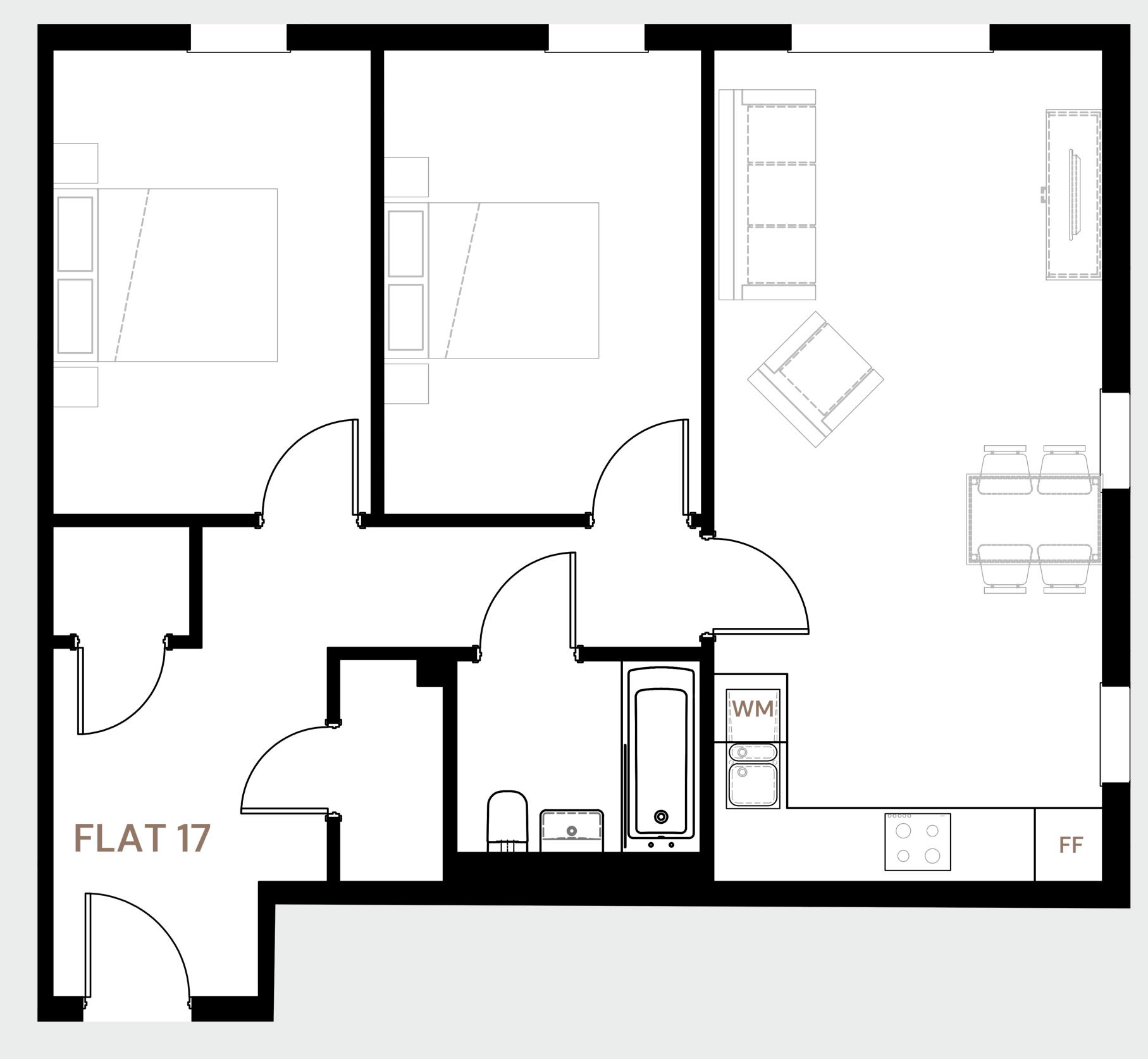
11' 3" x 24' 0.6"

9' 2.6" x 13' 5.4"

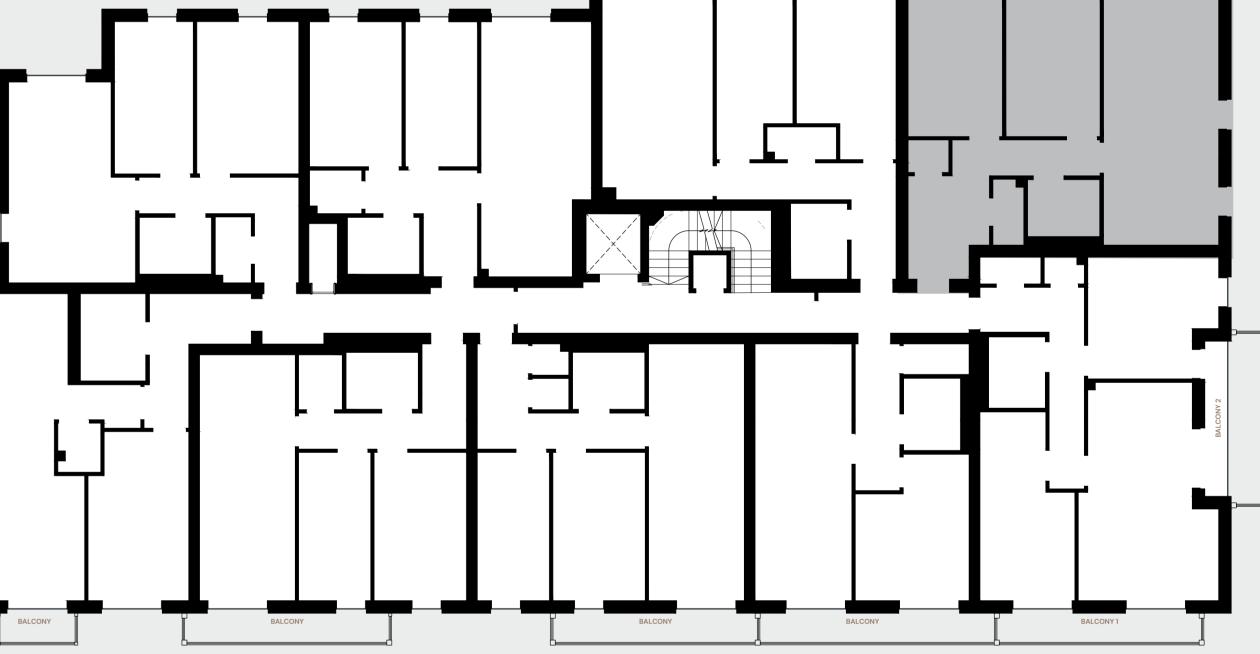
9' 2.6" x 13' 5.4"

5' 6.5" x 7' 0.6"

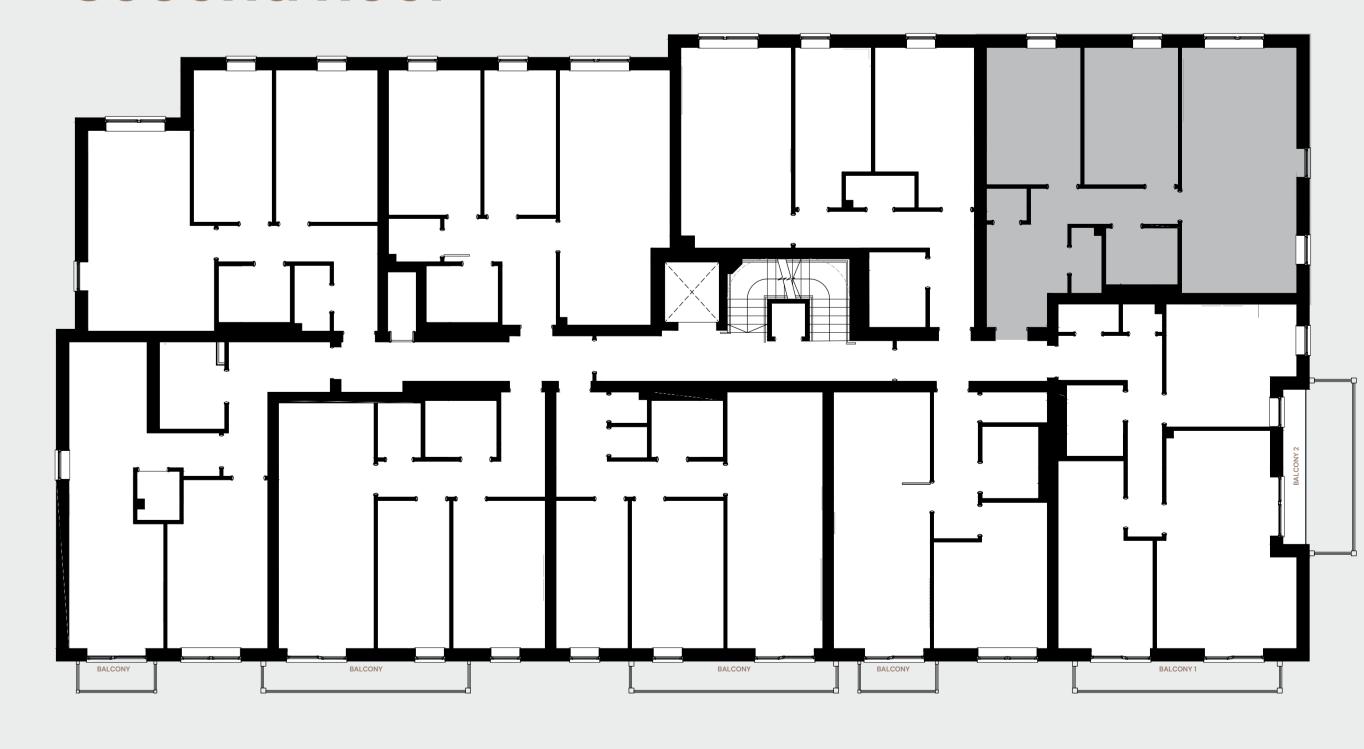
Gross internal area 69.6m<sup>2</sup> | 749 ft<sup>2</sup>



First floor



### Second floor





# Plots 2, 11&24

# 2 Bedrooms | 1 Bath

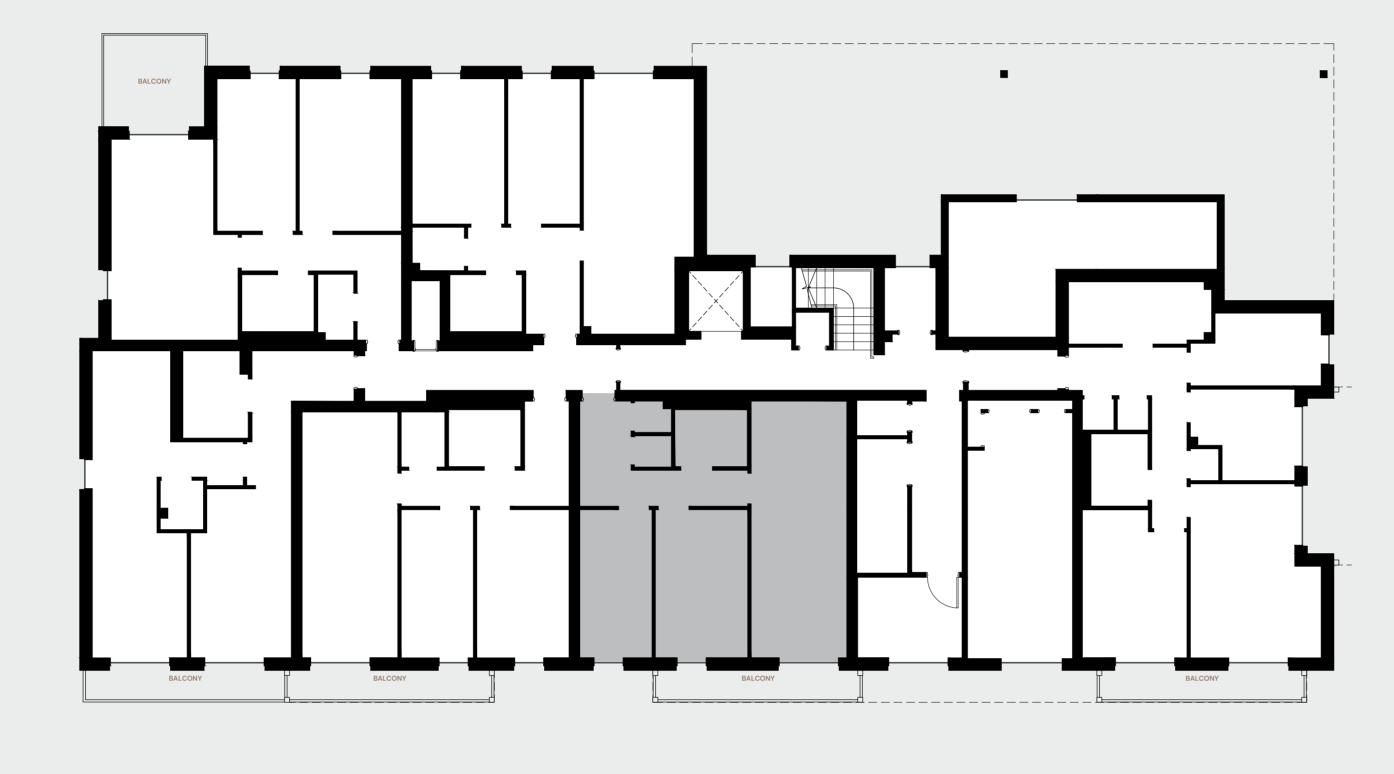
Gross internal area 60.8m<sup>2</sup> | 654 ft<sup>2</sup>

# FF

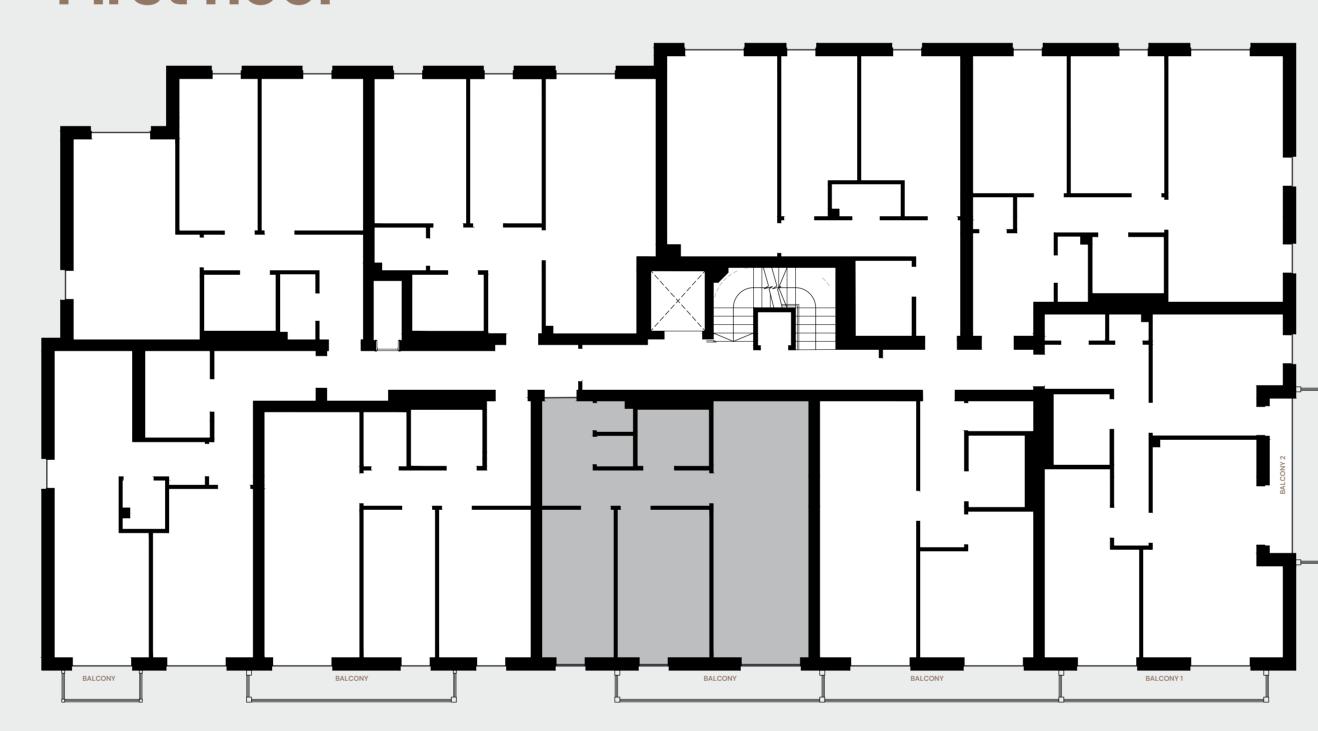
# Plots 2, 11 & 24

Kitchen   Dining   Living	2.85m x 7.64m	9′ 4.2″ x 25′ 0.8″
Bedroom 1	2.75m x 4.41m	9' 0.3" x 14' 5.6"
Bedroom 2	2.15m x 4.41m	7′ 0.6″ x 14′ 5.6″
Bathroom	2.15m x 1.69m	7′ 0.6″ x 5′ 6.5″
Balcony	6.09m x 0.87m	19' 11.8" x 2' 10.3"

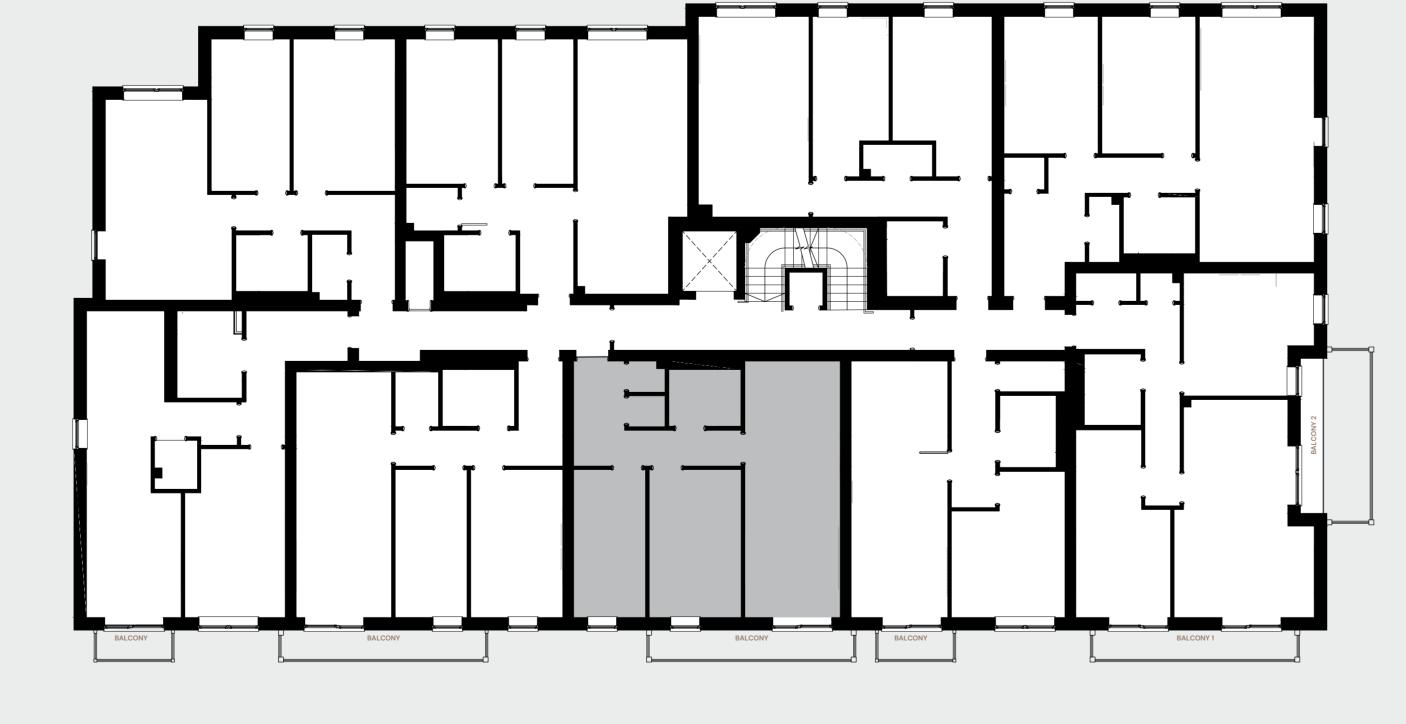
# Ground floor



### First floor



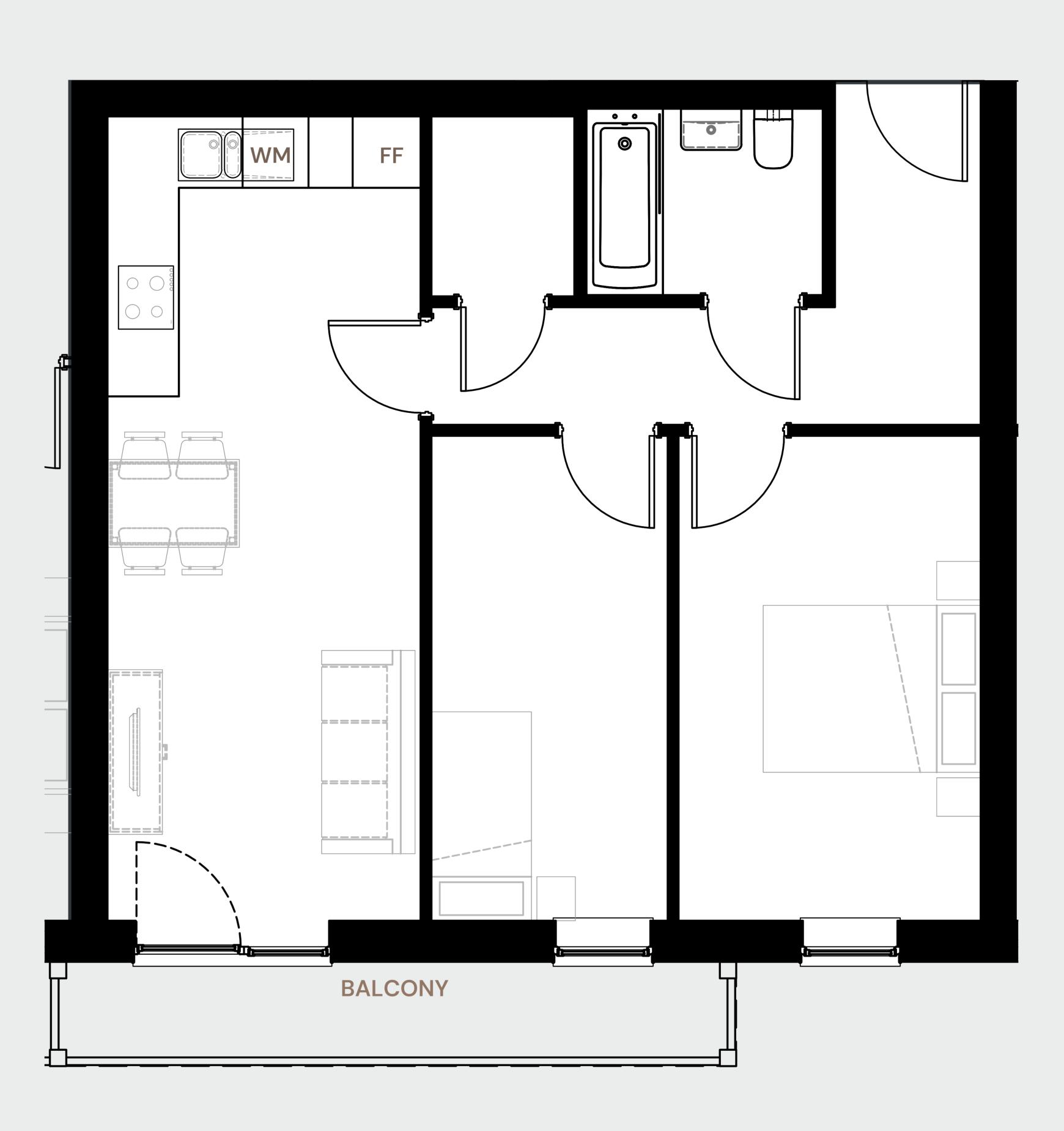
# Second floor



# Plots 3, 12 & 25

# 2 Bedrooms | 1 Bath

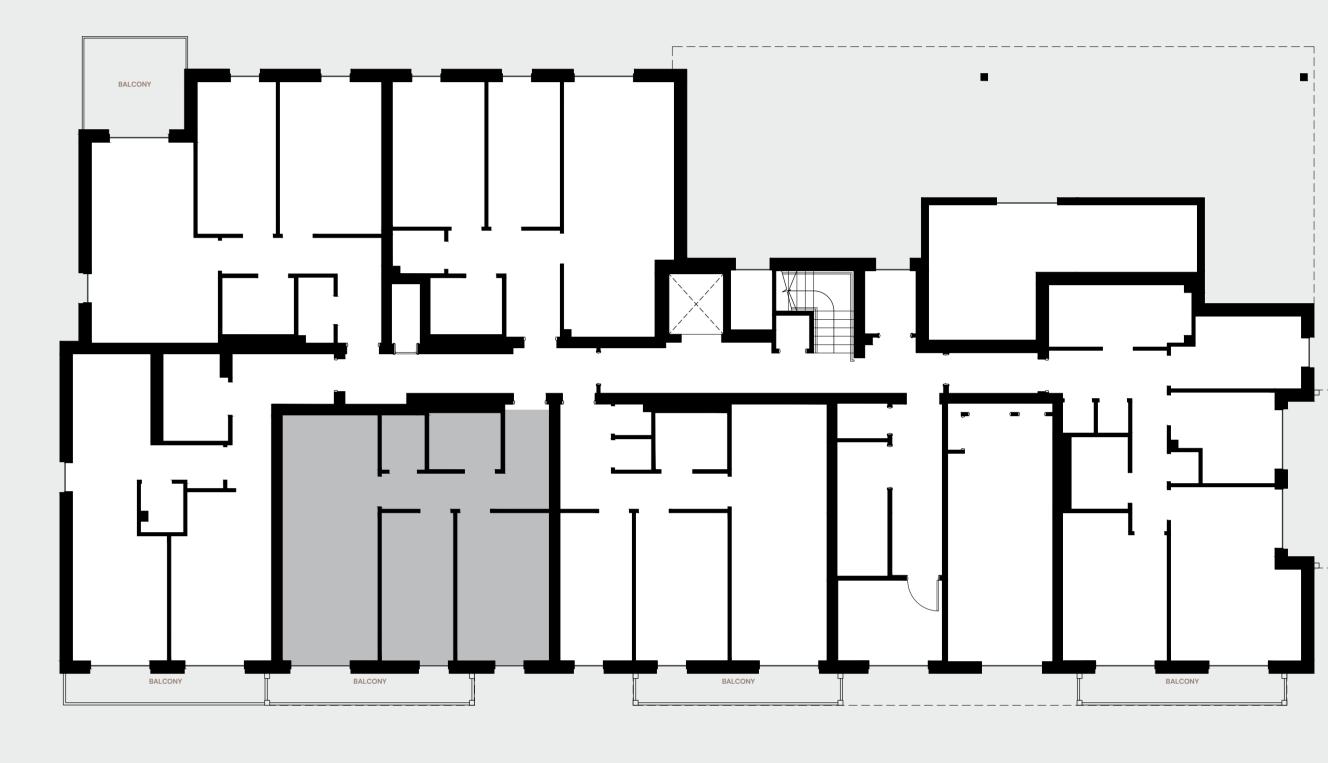
Gross internal area 59.5m<sup>2</sup> | 640 ft<sup>2</sup>



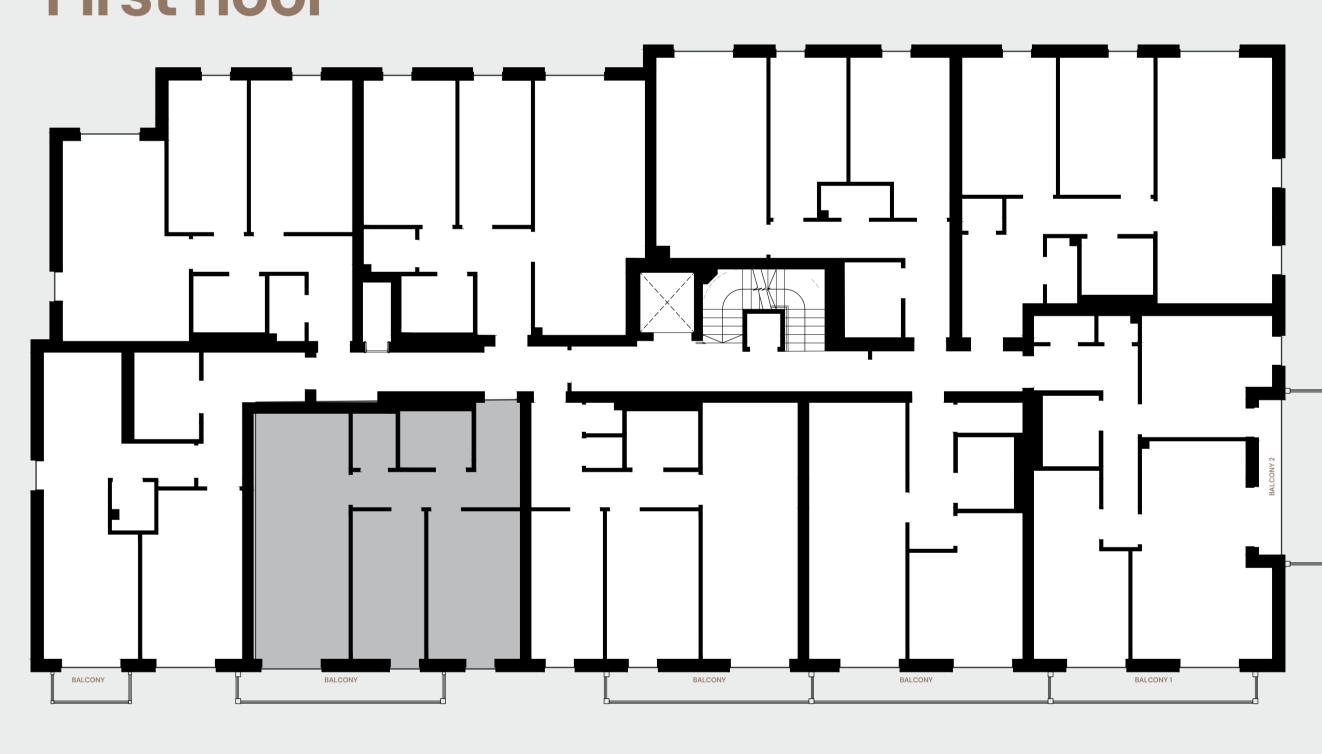
### Plots 3, 12 & 25

Kitchen   Dining   Living	2.85m x 7.32m	9′ 4.2″ x 24′ 0.2″
Bedroom 1	2.75m x 4.43m	9' 0.3" x 14' 6.4"
Bedroom 2	2.15m x 4.43m	7′ 0.6″ x 14′ 6.4″
Bathroom	2.15m x 1.69m	7′ 0.6″ x 5′ 6.5″
Balcony	6.09m x 0.87m	19' 11.8" x 2' 10.3"

### Ground floor



# First floor



### Second floor



Floor plans are indicative only, based upon design information which may be superseded before completion of construction.



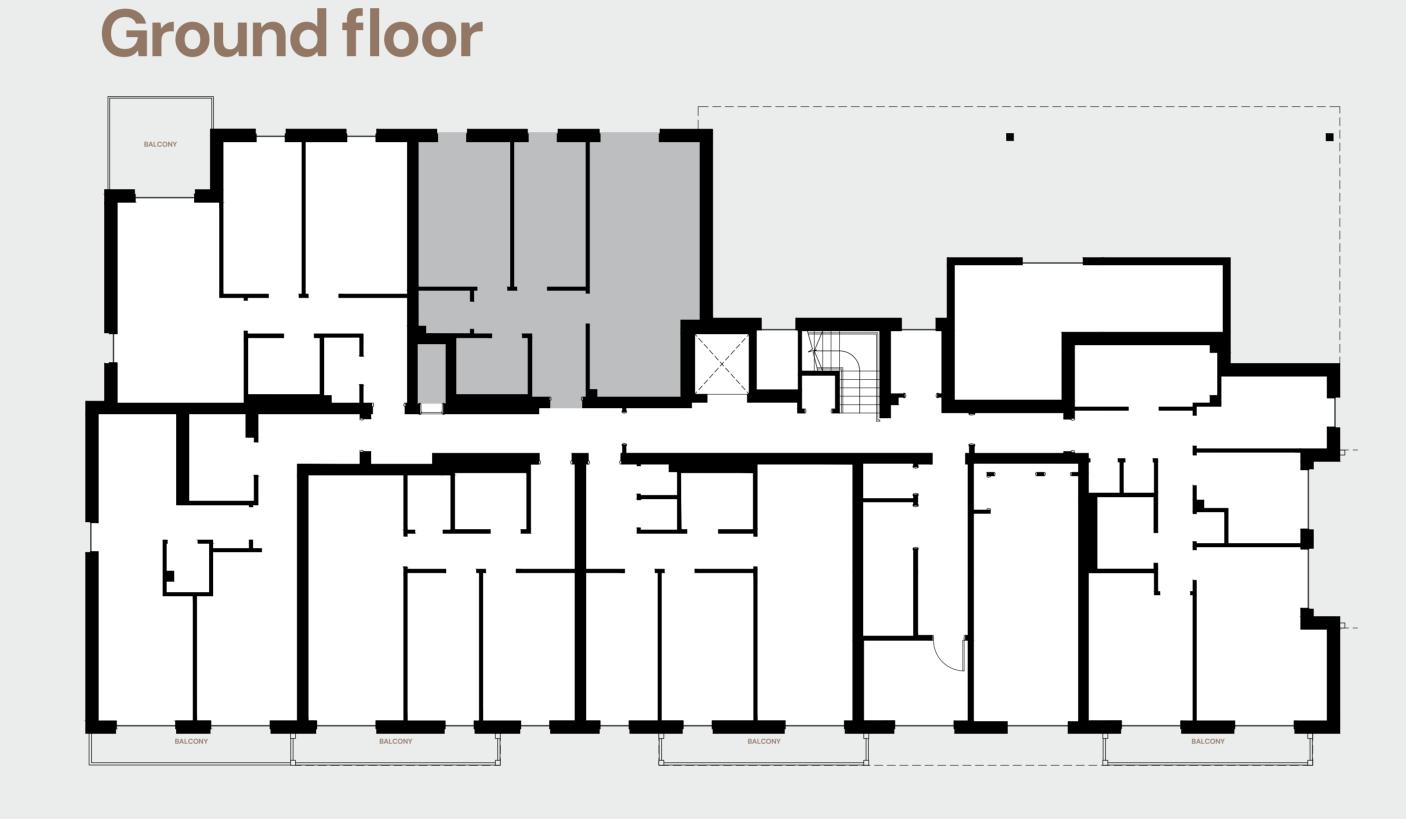
# Plots 6, 15 & 28

# 2 Bedrooms | 1 Bath

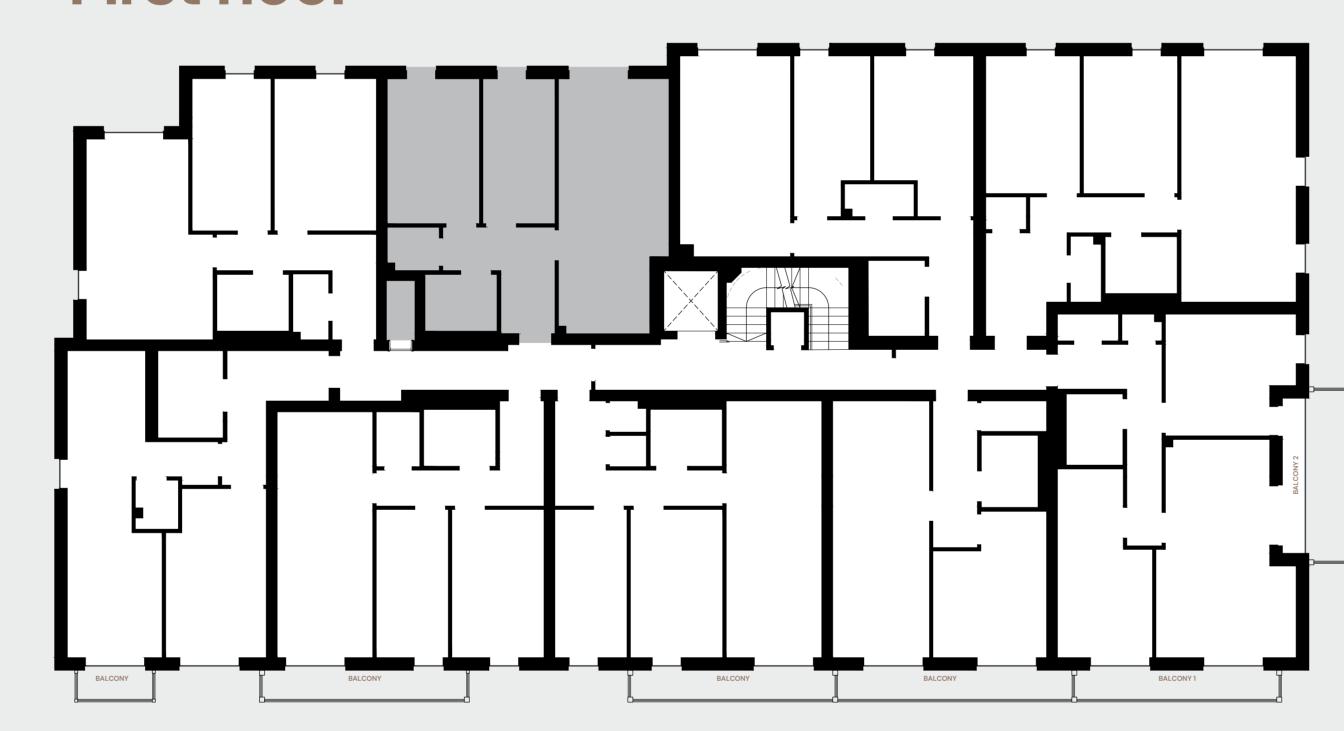
Gross internal area 60.7m<sup>2</sup> | 653 ft<sup>2</sup>

# Plots 6, 15 & 28

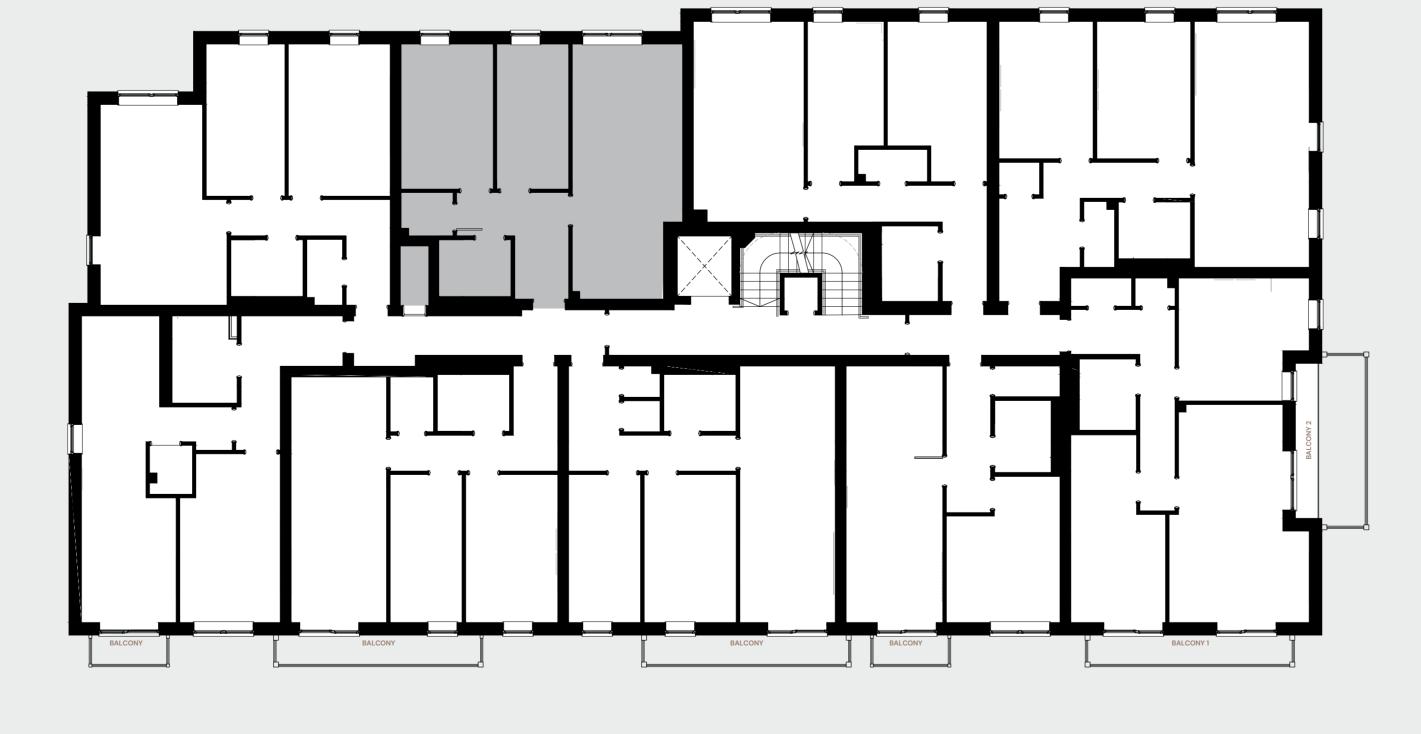
Kitchen   Dining   Living	3.29m x 7.6m	10′ 9.5″ x 24′ 11.2″
Bedroom 1	2.75m x 4.32m	9' 0.3" x 14' 2.1"
Bedroom 2	2.15m x 4.32m	7′ 0.6″ x 14′ 2.1″
Bathroom	2.15m x 1.69m	7′ 0.6″ x 5′ 6.5″



### First floor



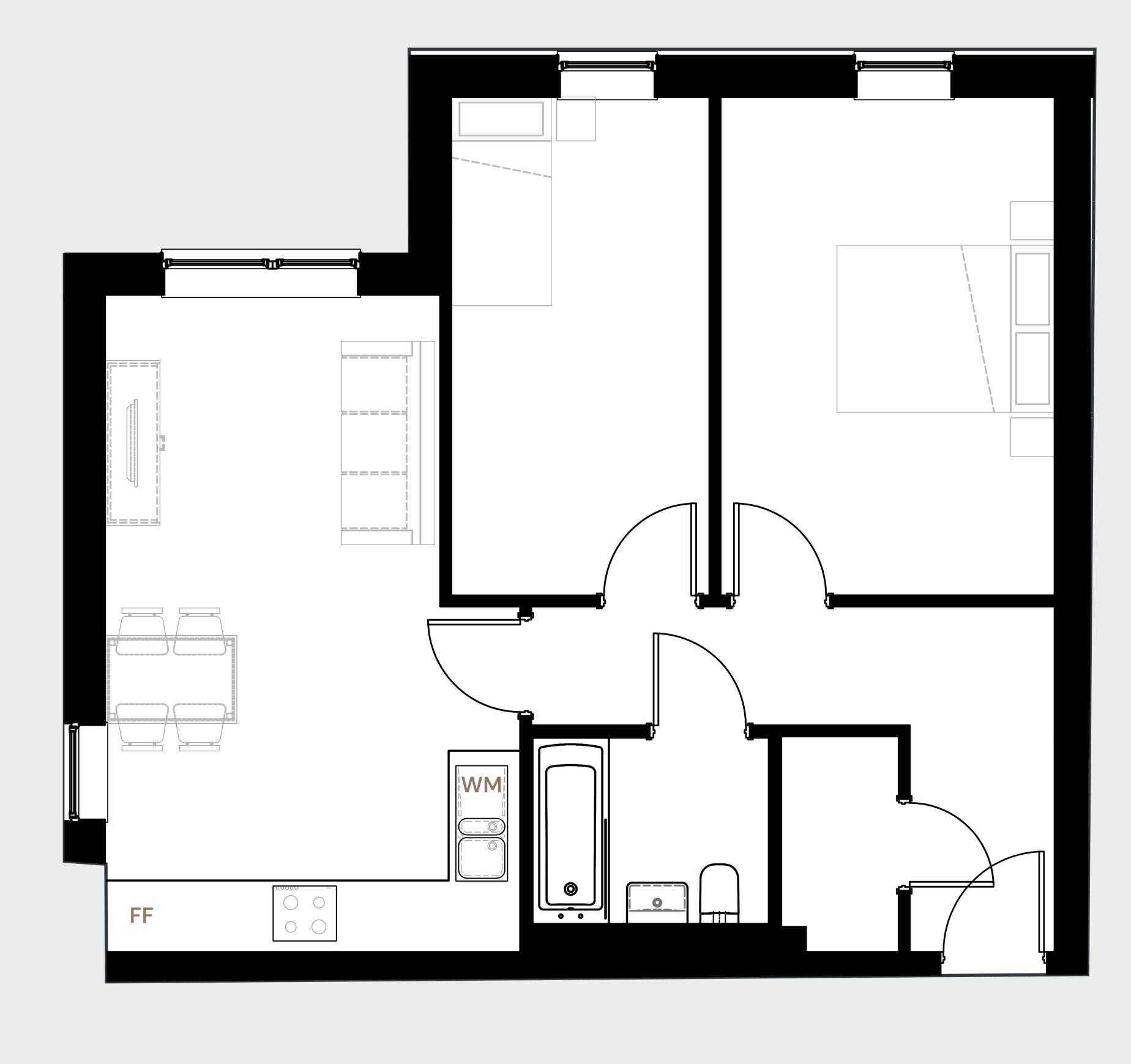
# Second floor



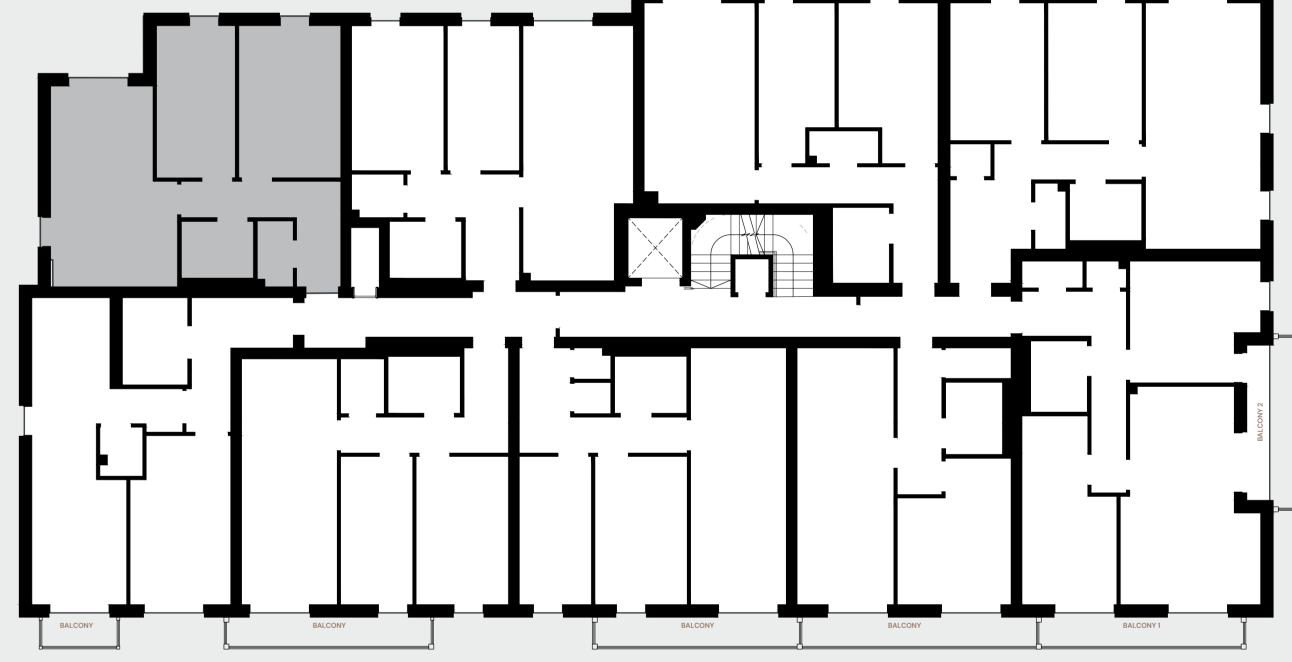
# Plots 14 & 27

# 2 Bedrooms | 1 Bath

Gross internal area 61.5m<sup>2</sup> | 662 ft<sup>2</sup>



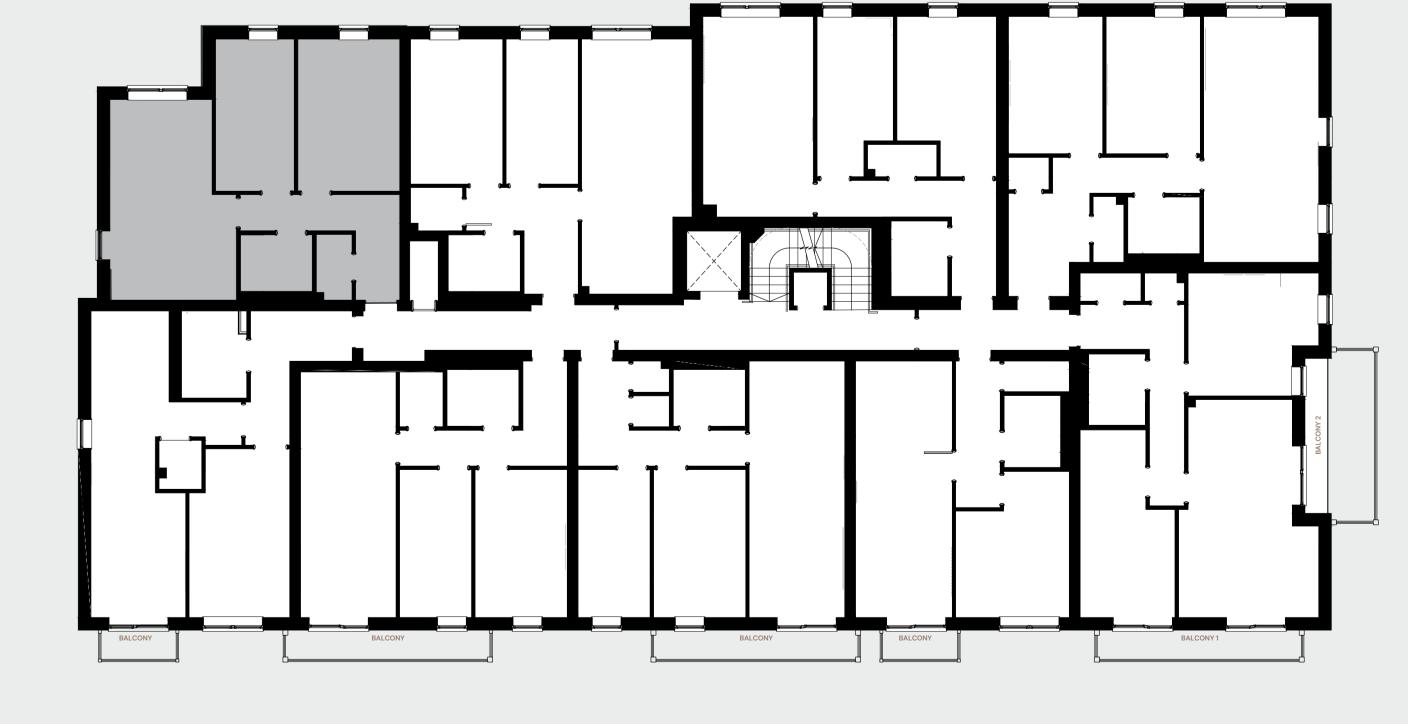
First floor



# Plots 14 & 27

Kitchen   Dining   Living	3.78m x 5.98m	12′ 4.8″ x 19′ 7.4″
Bedroom 1	3.04m x 4.54m	9' 0.3" x 14' 6.4"
Bedroom 2	2.35m x 4.54m	7′ 8.5″ x 14′ 10.7″
Bathroom	2.15m x 1.69m	7′ 0.6″ x 5′ 6.5″





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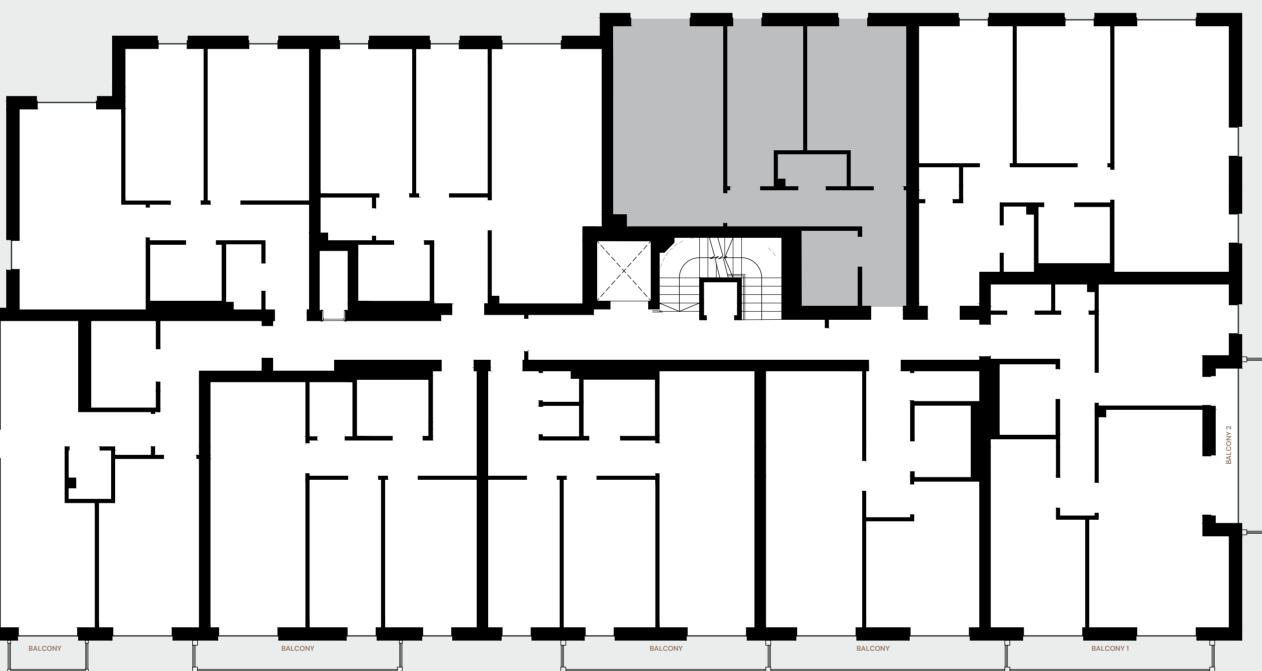
# Plots 16 & 29

# 2 Bedrooms | 1 Bath

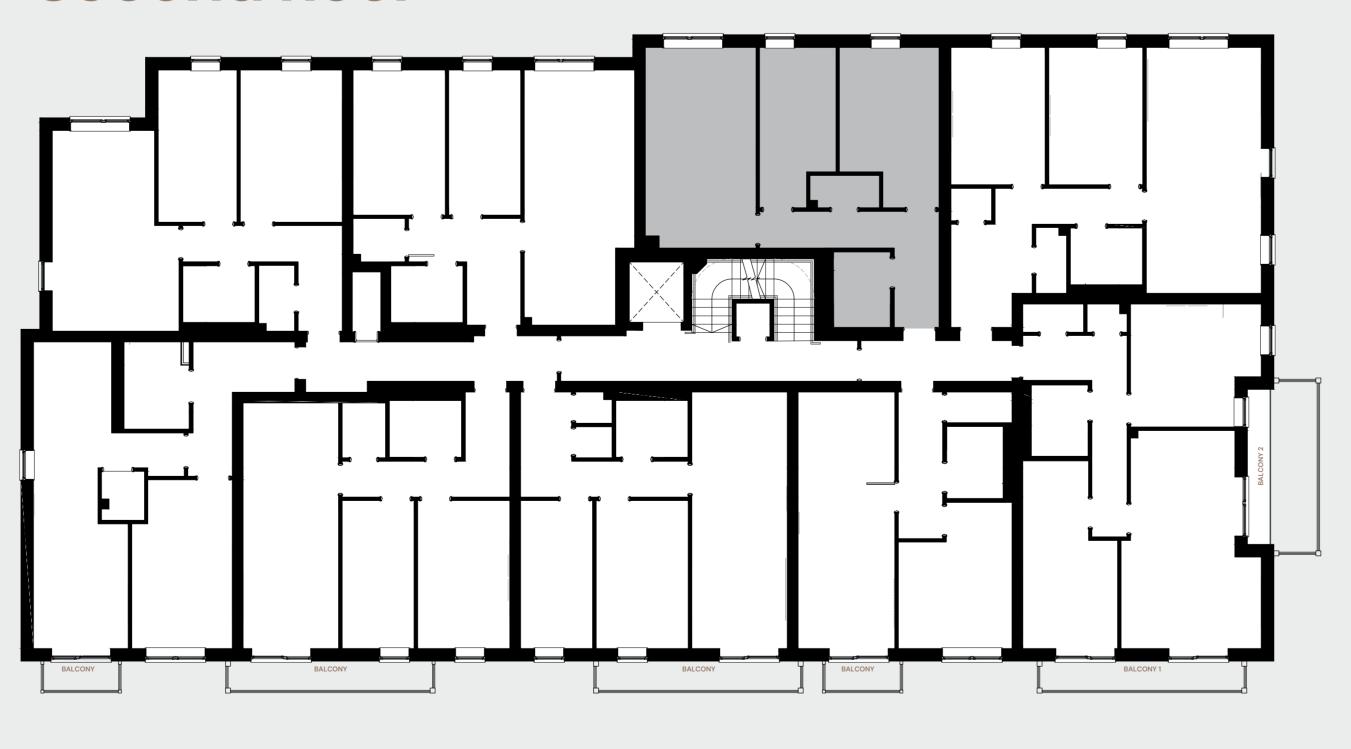
Gross internal area 60.4m<sup>2</sup> | 650 ft<sup>2</sup>



# First floor



### Second floor



### Plots 16 & 29

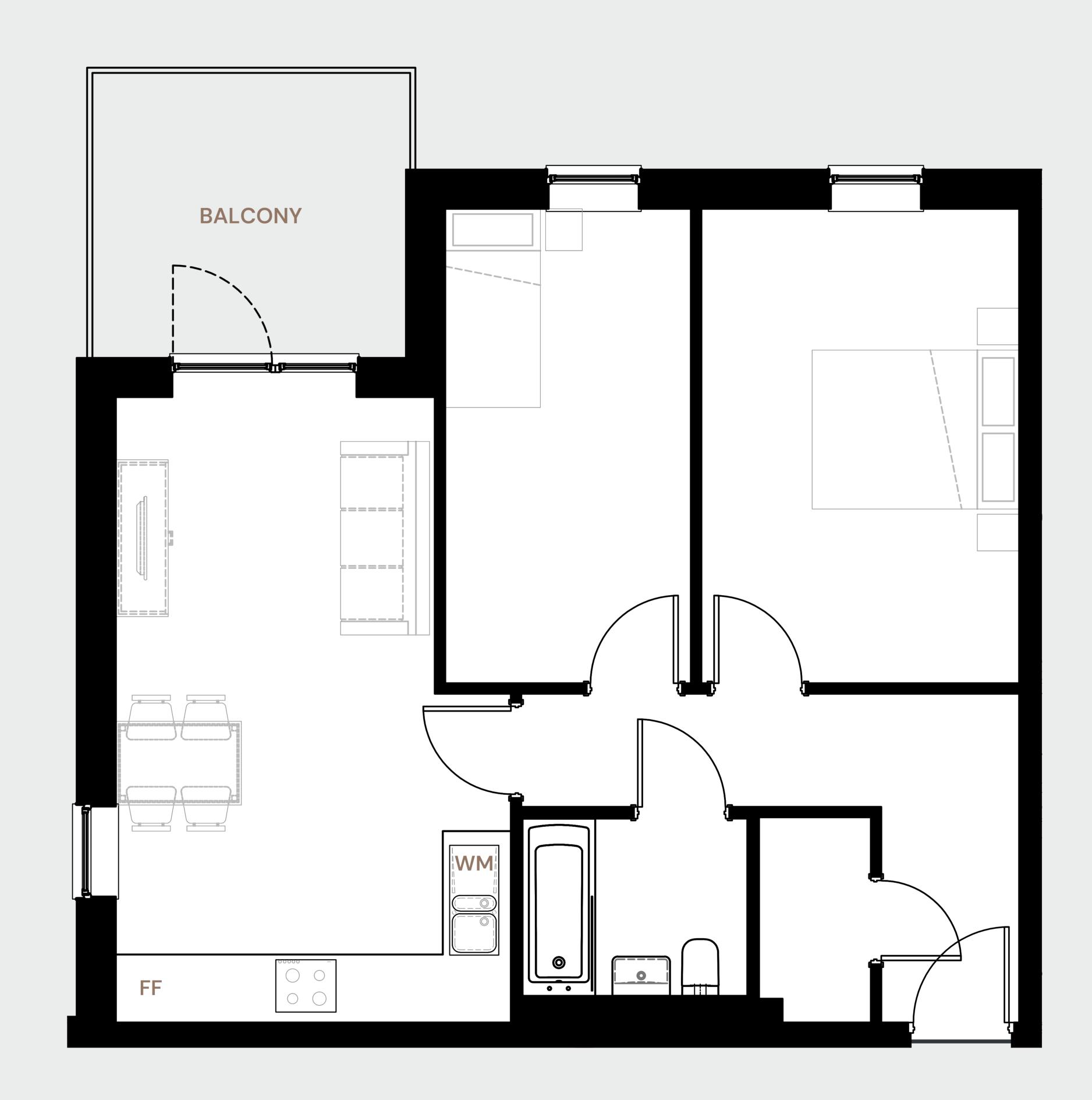
Kitchen   Dining   Living	3.3m x 5.98m	10′ 9.9″ x 19′ 7.4″
Bedroom 1	2.97m x 4.78m	9′ 8.9″ x 15′ 8.2″
Bedroom 2	2.28m x 4.78m	7′ 5.8″ x 15′ 8.2″
Bathroom	1.69m x 2.25m	5′ 6.5″ x 7′ 4.6″

Floor plans are indicative only, based upon design information which may be superseded before completion of construction.

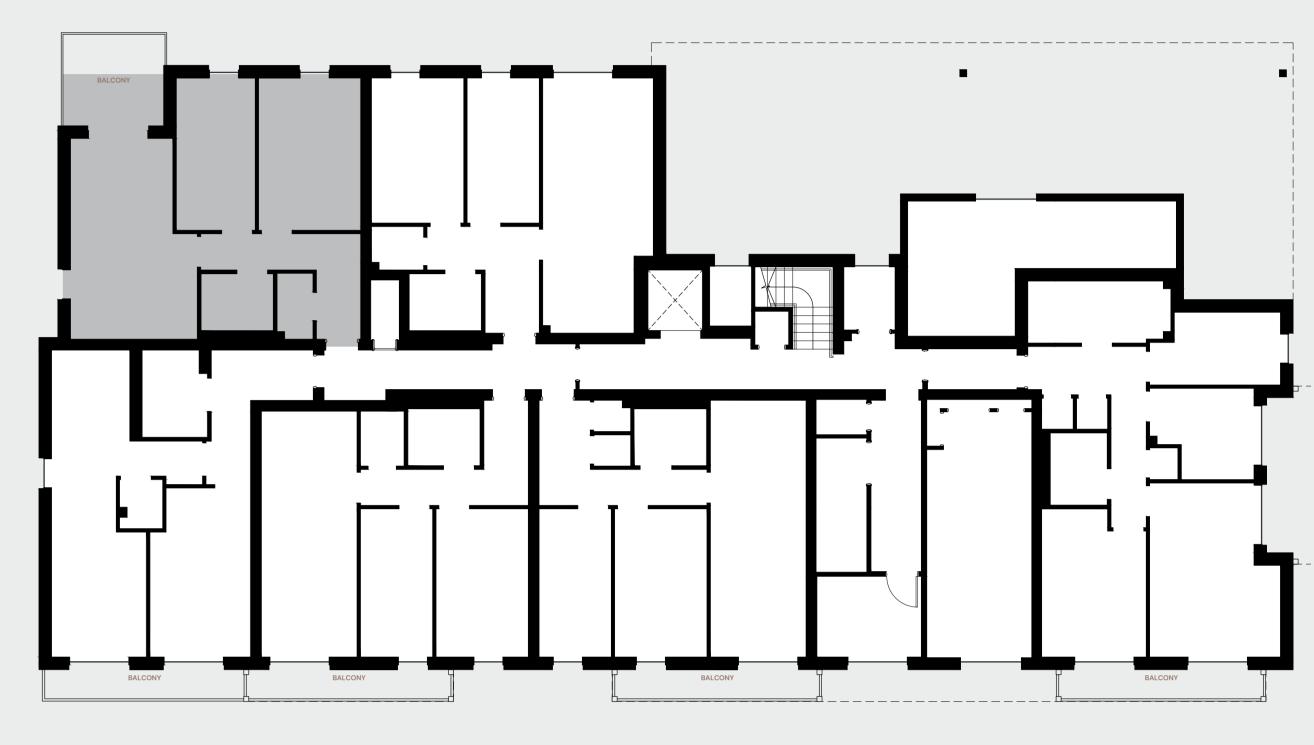
# Plot5

# 2 Bedrooms | 1 Bath

Gross internal area 61.5m<sup>2</sup> | 662 ft<sup>2</sup>



### Ground floor



### Plot 5

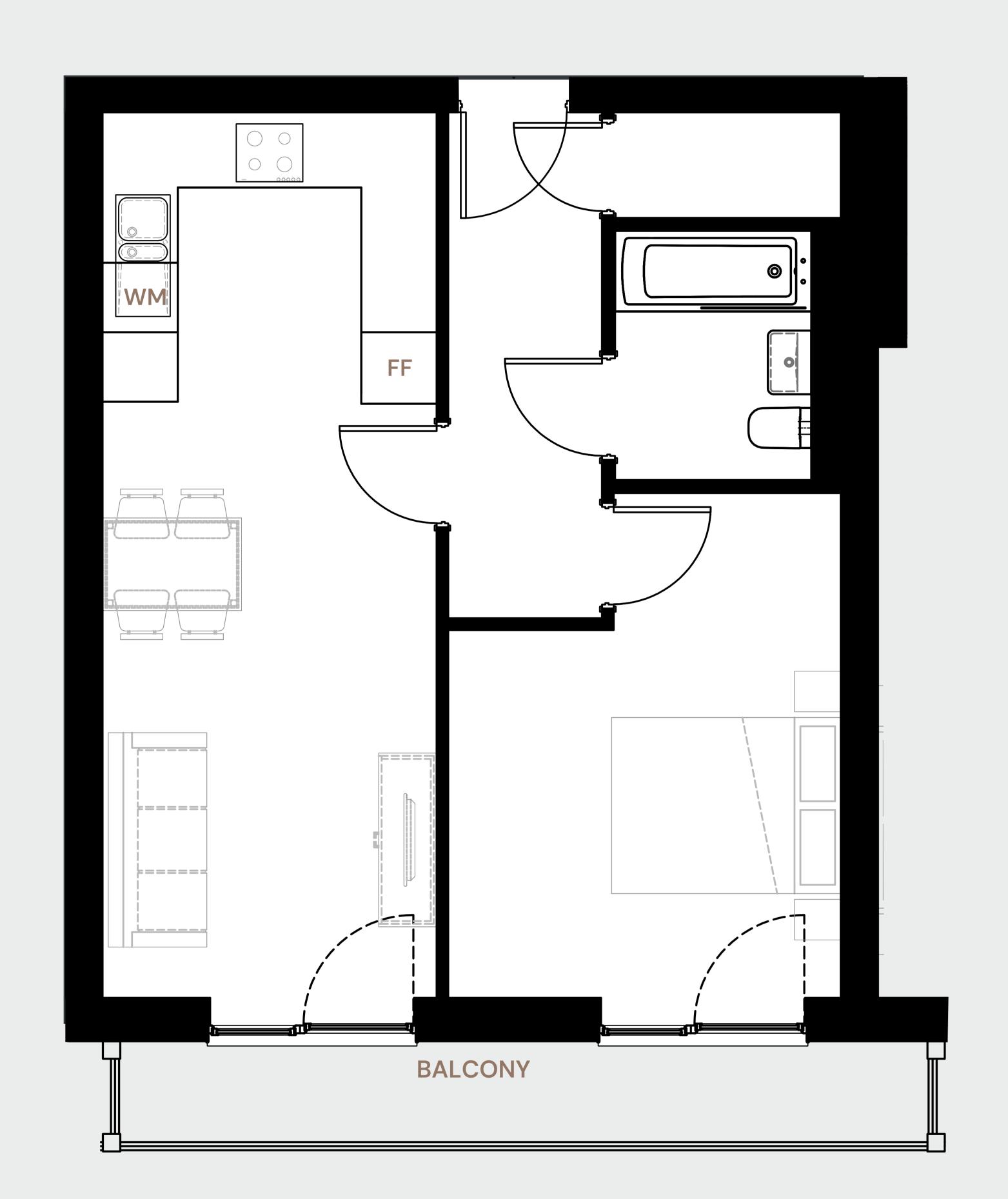
Kitchen   Dining   Living	3.78m x 5.98m	12′ 4.8″ x 19′ 7.4″
Bedroom 1	3.04m x 4.54m	9′ 11.7″ x 14′ 10.7″
Bedroom 2	2.35m x 4.54m	7′ 8.5″ x 14′ 10.7″
Bathroom	2.15m x 1.69m	7′ 0.6″ x 5′ 6.5″
Balcony	3.04m x 2.72m	9′ 11.7″ x 8′ 11.1″



# Plots 10 & 23

# 1Bedroom | 1 Bath

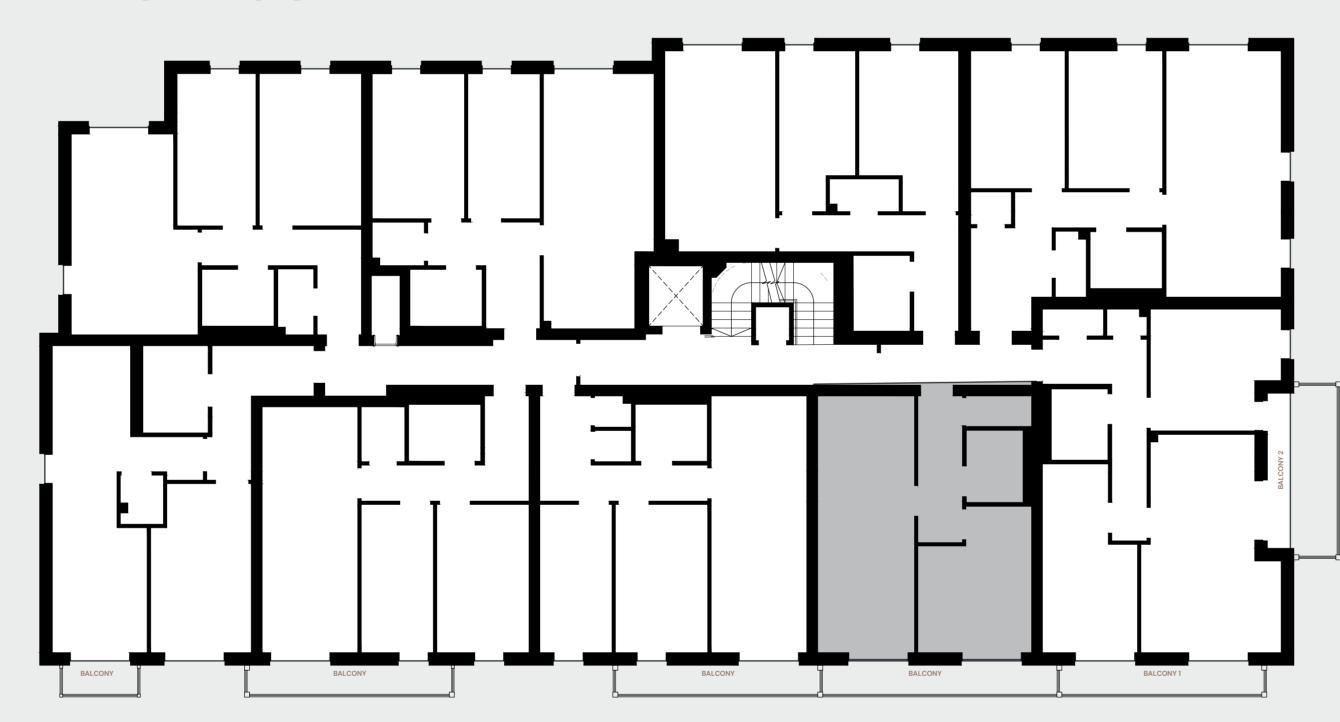
Gross internal area 48.7m<sup>2</sup> | 524 ft<sup>2</sup>



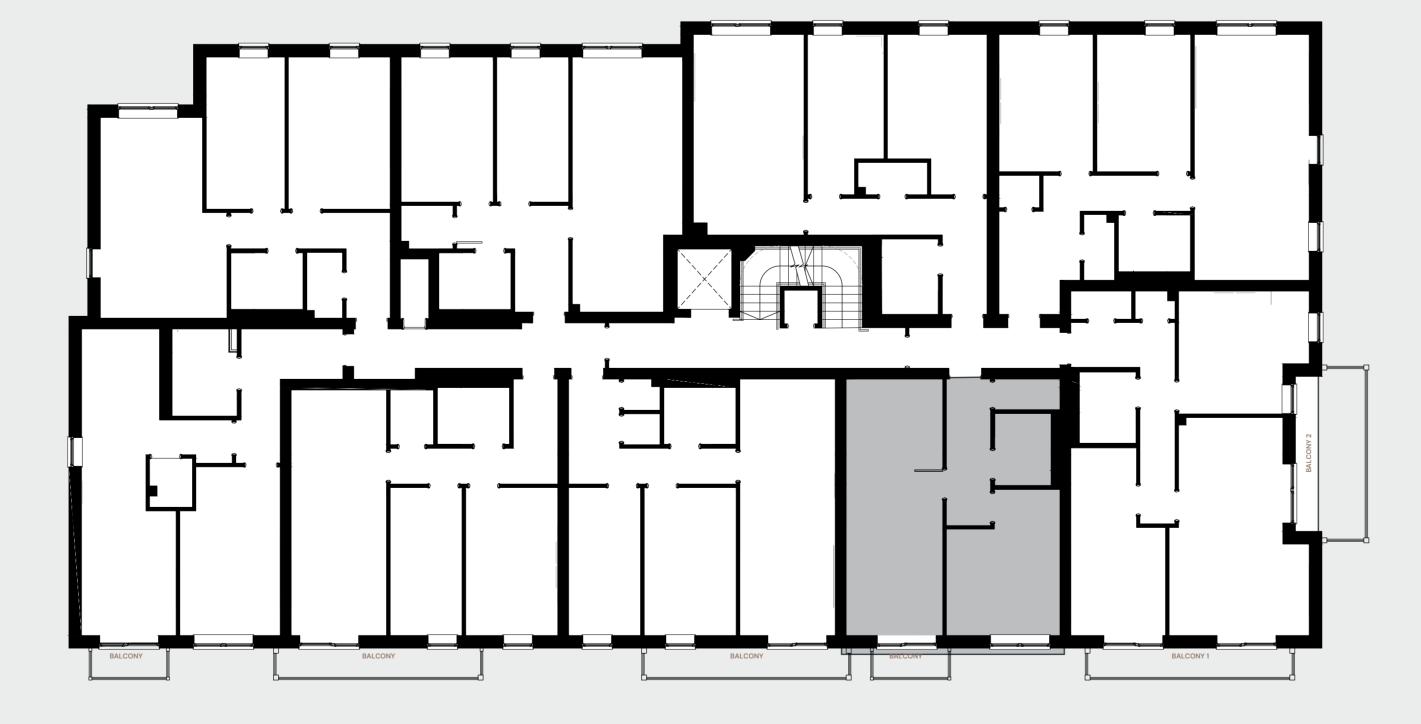
# Plots 10 & 23

Kitchen   Dining   Living	2.88m x 7.64m	9′ 5.4″ x 25′ 0.8″
Bedroom 1	3.39m x 4.4m	11′ 1.5″ x 14′ 5.2″
Bathroom	1.69m x 2.15m	5′ 6.5″ x 7′ 0.6″
Balcony	6.99m x 0.87m	22′ 11.2″ x 2′ 10.3″

## First floor



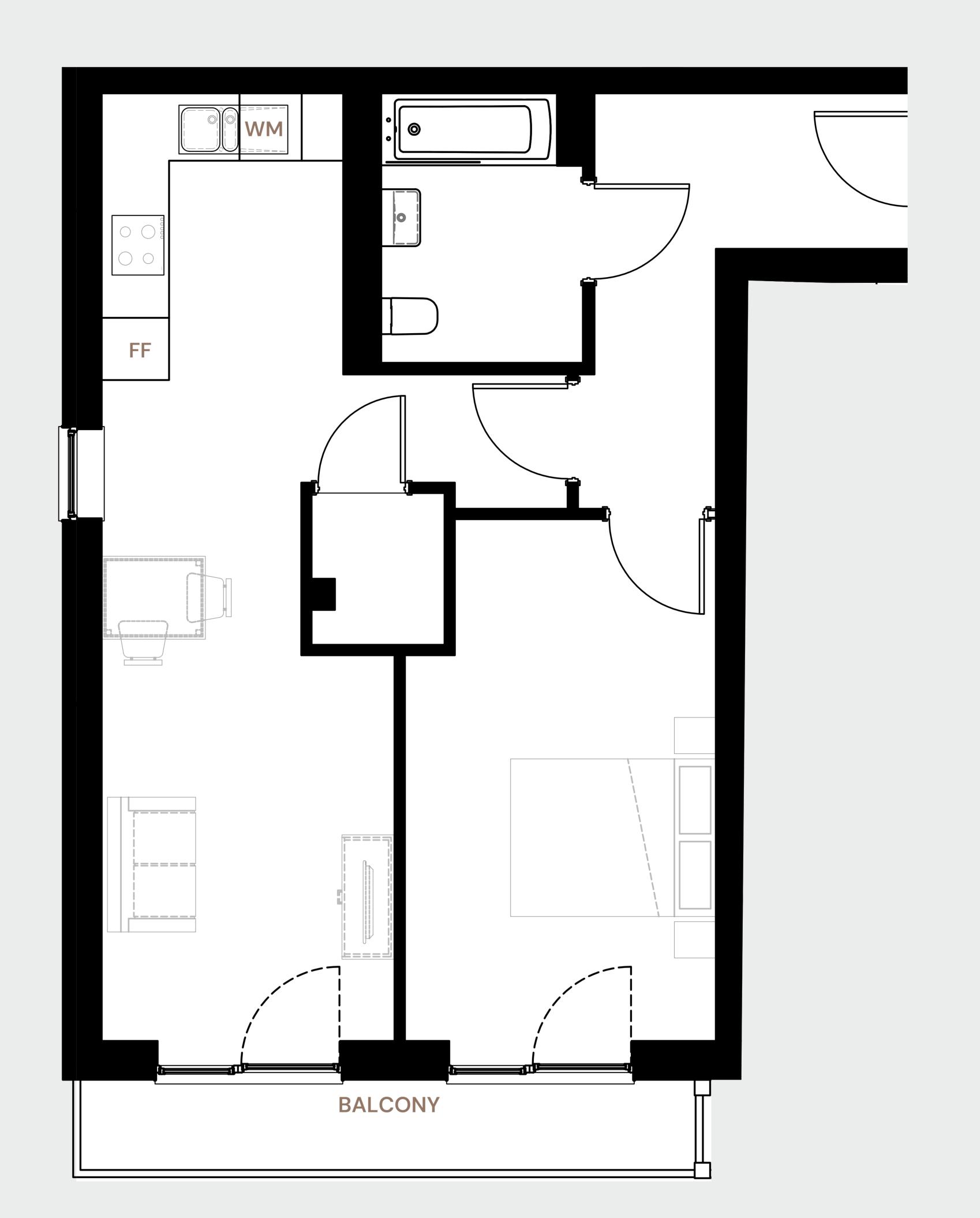
# Second floor



# Plots 4, 13 & 26

# 1Bedroom | 1 Bath

Gross internal area 56.9m<sup>2</sup> | 612 ft<sup>2</sup>

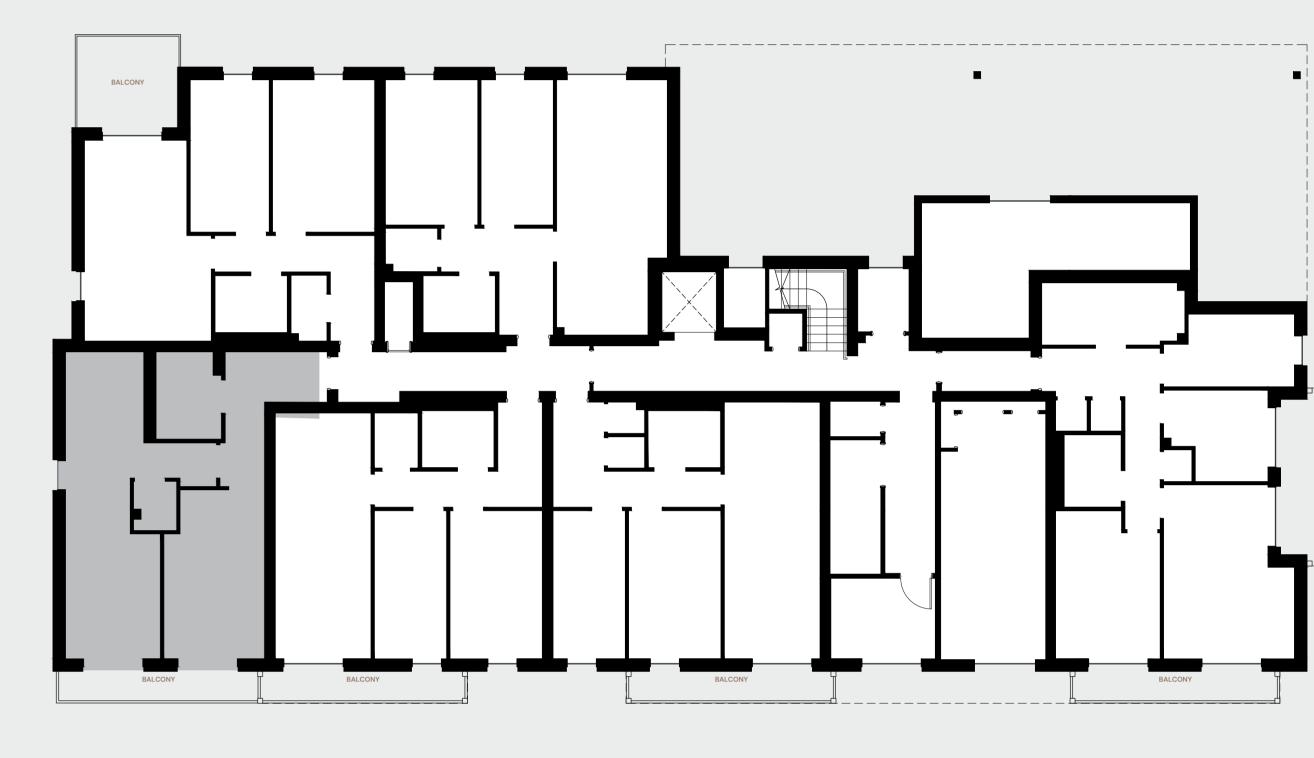


### Plots 4, 13 & 26

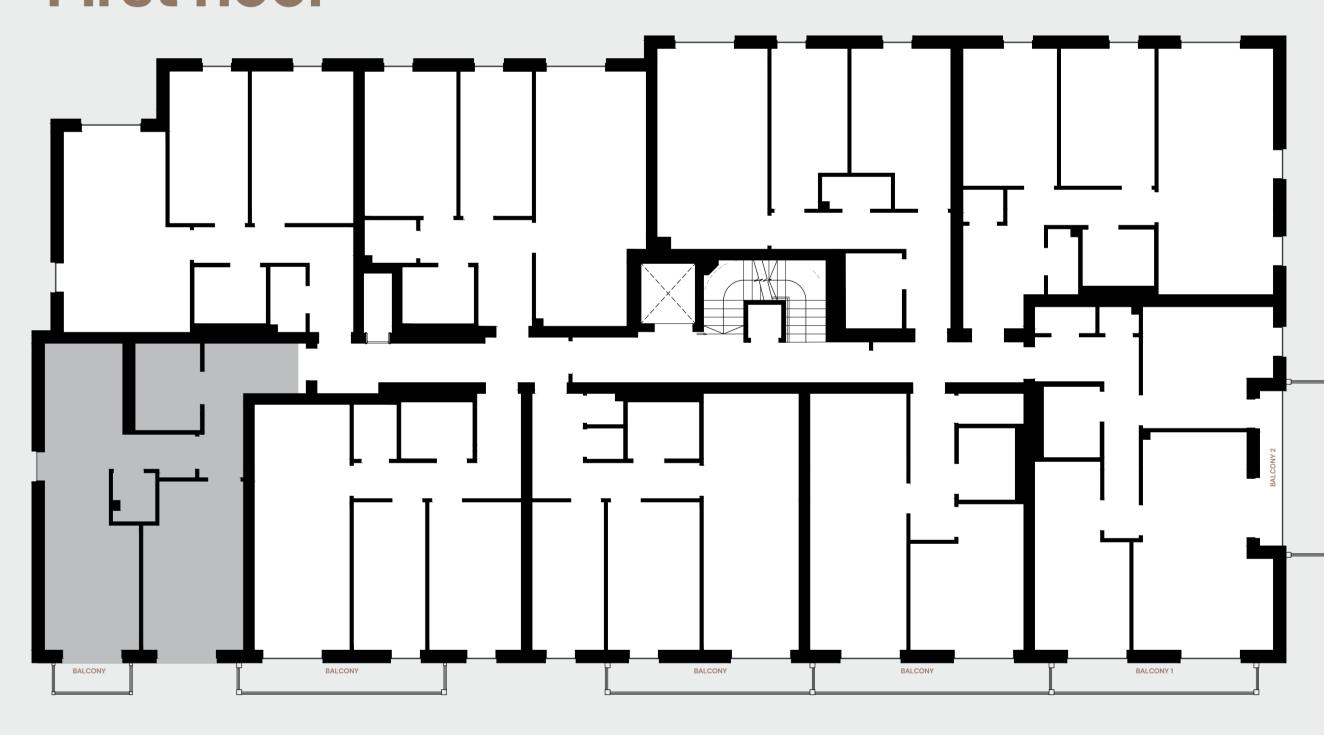
Kitchen   Dining   Living	2.82m x 9.14m	9′ 3″ x 24′ 11.8″
Bedroom 1	3m x 5.03m	9′ 10.1″ x 16′ 6″
Bathroom	1.94m x 2.6m	6′ 4.4″ x 8′ 6.4″
Balcony (plot 4)	5.94m x 0.87m	19′ 5.9″ x 2′ 10.3″
Balcony (plots 13 & 26)	2.24m x 0.87m	7′ 4.2″ x 2′ 10.3″

Floor plans are indicative only, based upon design information which may be superseded before completion of construction.

### Ground floor



### First floor



### Second floor







# Make your home by the sea today

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Southend-On-Sea, Essex, SS1 2JD
www.estuary.co.uk

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