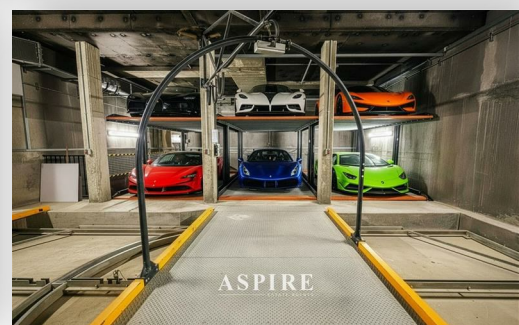
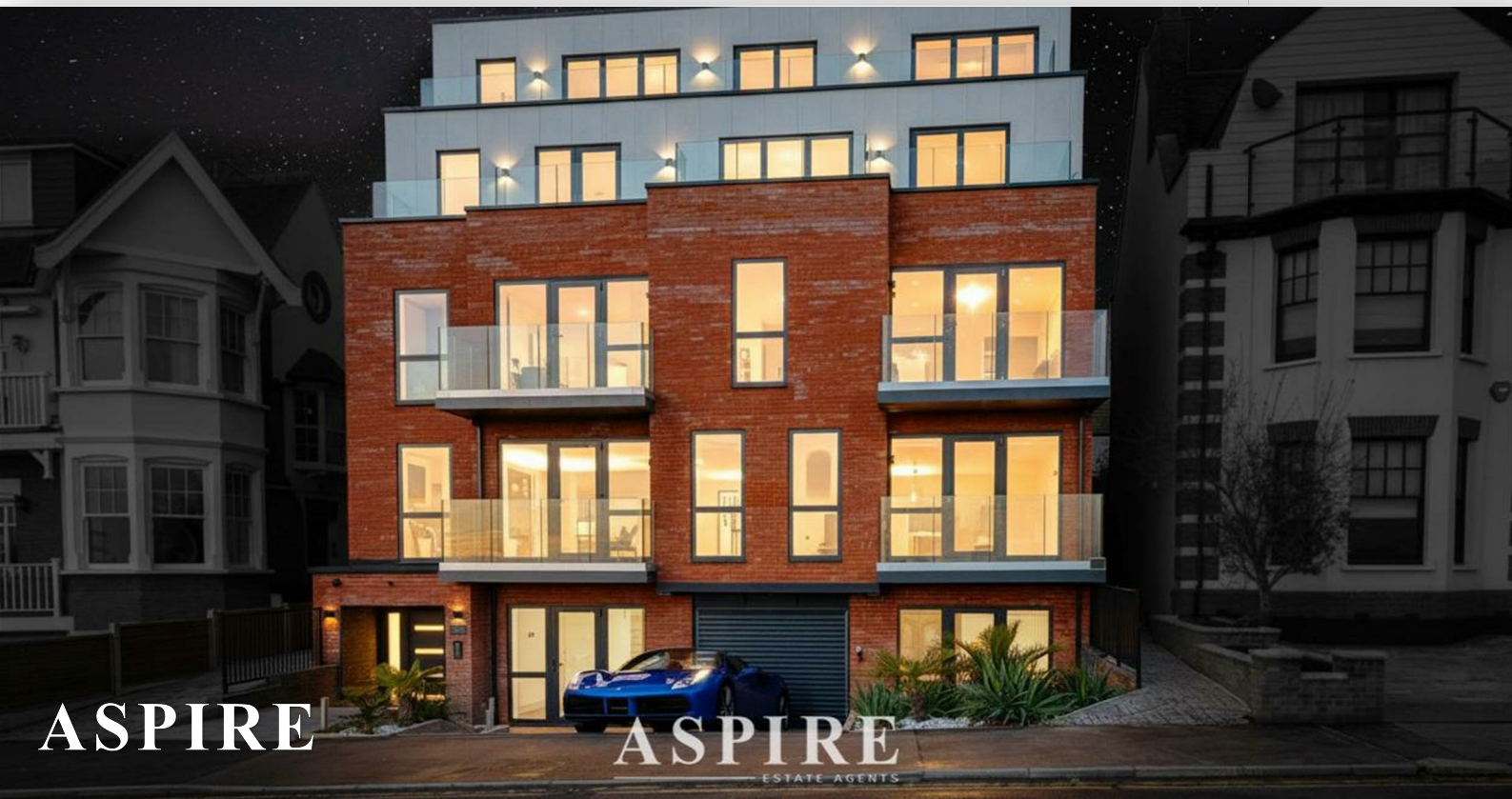


*To arrange a viewing contact us
today on 01268 777400*



Grand Parade, Leigh-On-Sea £6,100,000

The 4 remaining apartments can be purchased as an investment with good capital growth potential and with the freehold, for a fixed price £6.1m by way of share transfers, saving on Stamp Duty of circa £700,000 and owning an offshore company with substantial tax benefits. The properties can be rented out for approx £4,500 to £5,500 per month, circa £20,000 per month. Buying 100% of the shares of Executive & Waterside Properties Ltd, a Guernsey based company with many tax advantages.

Whilst Apartment 3 has been sold on a long lease for £1.65m, we still own the freehold and should an investor want to also purchase Apartment 3's lease so they own all 5 apartments in the building, then there is a strong possibility of the company buying back Apartment 3's lease.

The Guernsey company, Executive & Waterside Properties Ltd has built "Thames View", a very exclusive development of 5 luxury apartments, in Grand Parade, Leigh-on-Sea, SS9 1DX, the best in the Essex. Apartment 3 has sold at £1.65m. Each apartment has 3 beds, all en-suite, and average 1,500 sq.ft. All 5 apartments have 180 degrees panoramic sea views over the River Thames with views past Southend Pier and to Canary Wharf, some with over 40' wide balconies, and each apartment is very different.

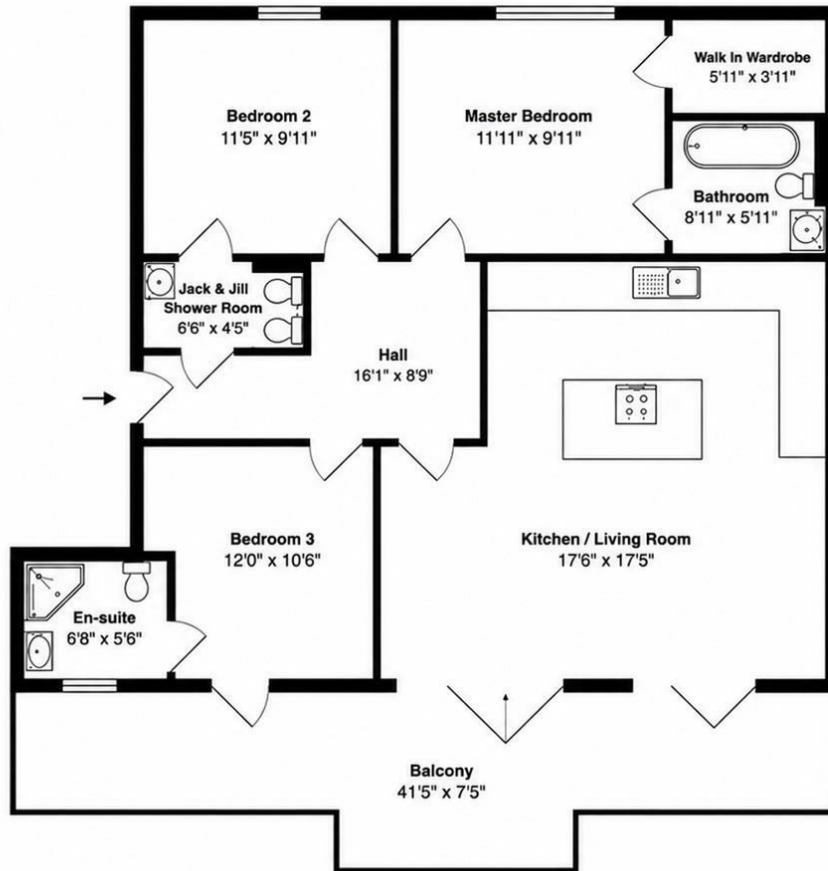
Chalkwell station is a 2 minutes walk and 40 minutes to London City centre. London Southend Airport is a 10 minutes drive away.

There is a second to none basement car park, accessed via a car lift (the same as McLaren have in their Woking HQ), with a sliding turntable system, which takes your car to your designated double stacker. Each apartment has it's own stacker providing 2 car parking spaces, and you can remove the top car without moving the bottom car. All parking equipment has been designed for low slung cars and the stackers are wider and stronger than normal, taking 4x4s etc.

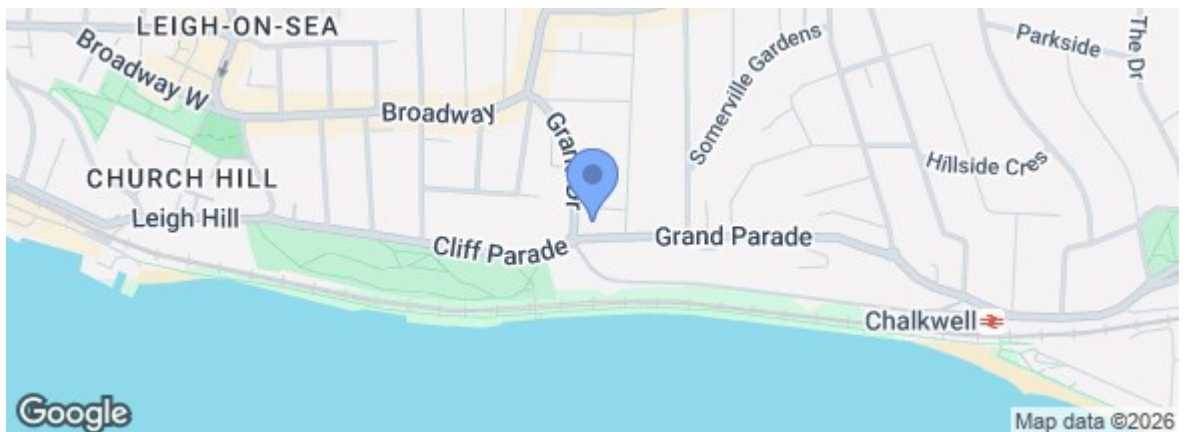
Located on the prestigious Grand Parade, this exceptional penthouse at Thames View offers a rare opportunity to experience luxury coastal living in one of Essex's most desirable seaside towns. Positioned to enjoy uninterrupted views across the Thames Estuary, the property combines contemporary design with an enviable lifestyle, where expansive glass frontage and private balcony spaces allow natural light to flood the interior while framing breath taking sea views. Thames View is an exclusive collection of just five individually designed apartments, each finished to an exceptional standard and crafted to deliver a refined, contemporary living experience. With one residence already sold, the remaining homes present a rare opportunity to secure a property within this boutique development, where prices range from £1.25 million to £1.75 million.

Plot 4, Thames View, SS9 1DX

Total Area: 1379 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.