

FOR SALE

Grosvenor Court, The Leas, Chalkwell SS0 8ED

Offers Over £450,000 Leasehold - Share of Freehold Council Tax Band - D

- Penthouse Two Bedroom Apartment
- Stunning Sea Views
- Two Double Bedrooms
- Spacious Lounge
- 360 View Balcony
- Four Piece Bathroom
- Newly Fitted Double Glazing In Lounge
- Stones Throw From Westcliff On Sea Station and Short Walk To Chalkwell Station
- Light & Airy Throughout
- Close To Local Amenities

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

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Description

We are proud to bring to market The Leas, a split level two bedroom penthouse apartment situated on Chalkwell Seafront. This apartment brings a unique style offering two double bedrooms, and exceptionally large reception room, fitted kitchen with integrated appliances, a four piece bathroom and a large south facing balcony with an amazing 360 view over looking the beach also being recognised as one of the best balconies in the area!

Located in The Leas you have Westcliff On Sea station just a stones throw away taking you directly into London Fenchurch Street and you are also within a short walk to Chalkwell Station. You also have a variety of local amenities nearby such as independent shops and restaurants and have the stunning seafront where you can enjoy the warmer weather whilst having an Ice Cream! Viewings are highly advised for this property, contact us to arrange.

Entrance

Single glazed wooden door to entrance, phone entry system, carpet flooring with soundproof underlay, storage cupboards, spotlight lighting.

Lounge

High quality engineered wooden flooring, radiators, double glazed windows to side aspect, double glazed internal Velux balcony to front aspect, double glazed skylights to front aspect, double glazed door leading to balcony, spotlight lighting.

Kitchen

Laminate flooring, radiator, base & wall unit, rolltop work surface incorporating sink & drainer, 4 point gas hob with extractor over, integrated oven, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine housed within storge cupboard, double glazed Velux to front aspect with estuary views, spotlight lighting.

Bedroom 1

High quality engineered wooden flooring, radiator, double glazed window to rear aspect, contemporary fitted wardrobes with safe installed, spotlight lighting.

Bathroom

Tiled flooring with underfloor heating, heated towel rail, double glazed obscure window, partially tiled walls, Jacuzzi style 12 jet bath with wall mounted heated and waterproof TV, shower cubicle with built in seat, hand basin, W/C, blue LED mood lights, spotlight lighting.

Bedroom 2

Carpet flooring with soundproof underlay, radiator, double glazed dual Velux windows to front aspect, ceiling mounted lighting.

Balcony

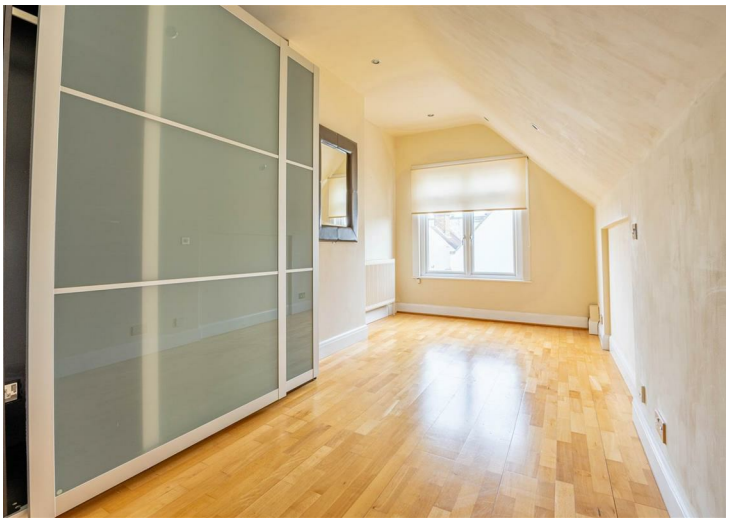
South facing 360 decked balcony area with uplighting.

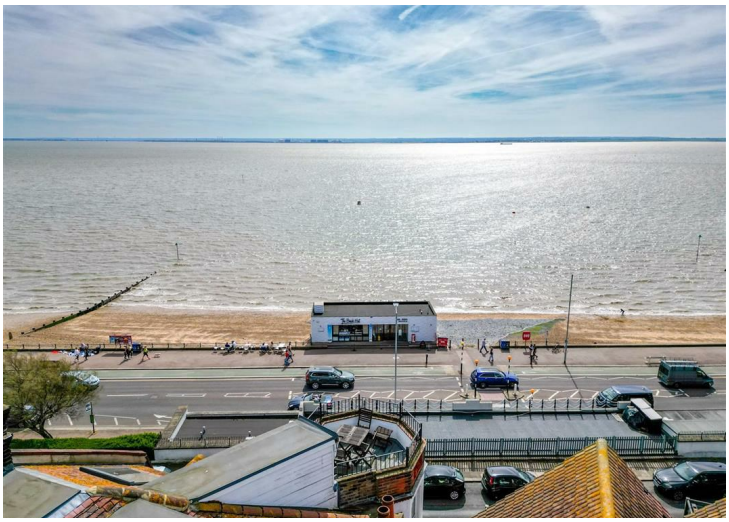
Tenure

Share Of Freehold
Lease Years Remaining: 89
Annual Service Charge: Approx £1,704.00 per annum (including buildings insurance)







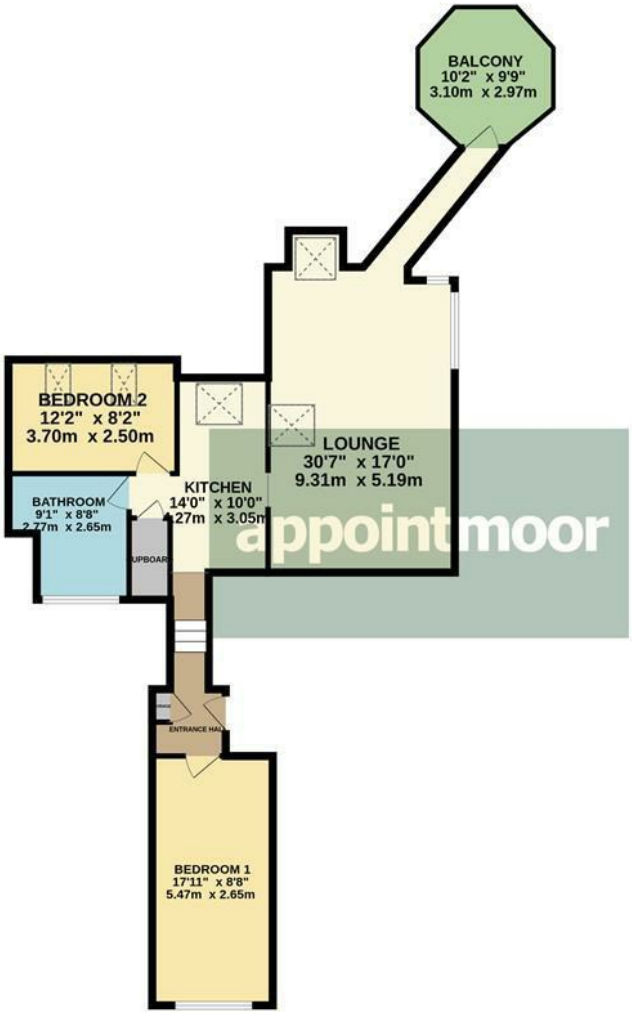






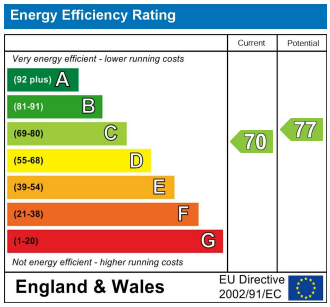


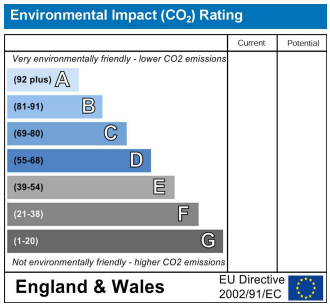
PENTHOUSE
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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