



FOR SALE

The Shore, The Leas, Chalkwell SS0 8FF

£995,000 Leasehold - Share of Freehold Council Tax Band - G

- Chalkwell Seafront Location
- First Floor Apartment
- Three Bedrooms
- Luxury German Kitchen
- Large Open Plan Living
- Villeroy & Bosch Bathroom Suites
- South Facing Private Balcony
- Secure Allocated Parking Space
- Residents Gymnasium
- Concierge Service

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

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Description

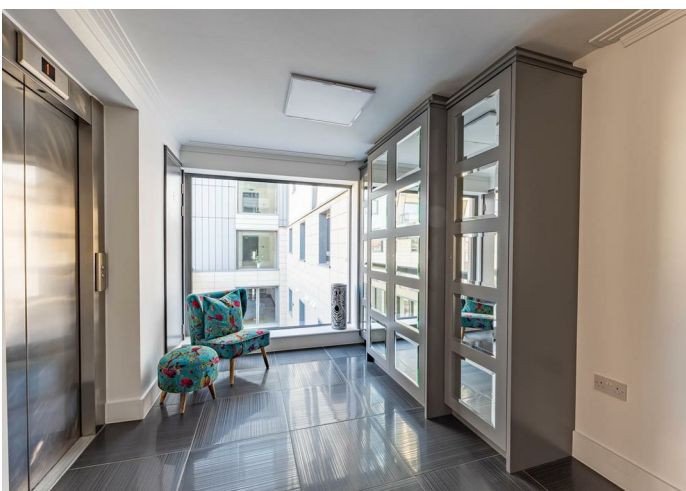
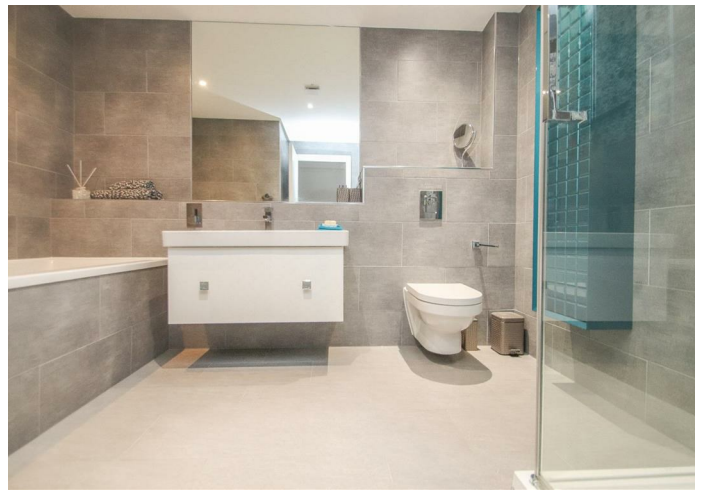
An exclusive opportunity to purchase a three bedroom apartment in the south block of this highly sought after Chalkwell seafront building. Offered as a private resale, this apartment is located on the elevated first floor and offers a private south facing private balcony, allocated parking space and additional storage space to basement level & first floor.

Designed with luxury comfort in mind this beautiful apartment is complete with a contemporary high gloss kitchen including integrated Siemens & V-Zug appliances

and bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings. Fitted Moylans units throughout the apartment offer extra storage space.

Positioned at the tranquil Chalkwell end of the seafront just moments away from the beach, The Shore is close to fashionable Leigh Broadway's bars, restaurants and cafes as well as the quaint cobbled streets of Old Leigh. The modern apartment complex is complete with reception and concierge service, residents gymnasium, Opale colour intercom system, secure underground parking and lift to all floors.





The Shore Specifications

- CML compliant 10 Year Warranty (Build Zone).
 - Mains controlled smoke detectors to all apartments.
 - Brushed stainless steel and white switches and sockets.
 - Ground floor reception area with lounge seating area.
 - Concierge service.
 - Secure underground parking with one allocated space.
 - Opale colour video intercom.
 - Personal key fob entry system.
 - Multi-room broadband and TV points to all apartments.
 - Communal gymnasium.
 - Balcony/terrace area to all apartments.
 - Lift access to all residential floors.
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- Mains gas boiler with pressurised cylinder feeding underfloor heating throughout.
 - Chrome heated towel rails to bathrooms and en-suites.
 - Down lighters throughout.
 - Independent private drainage system to each property.
 - Mains electricity and water.
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- Twist pile carpeting to bedrooms
 - Solid wood flooring to halls and lounge
 - Ceramic tiled flooring to kitchens, bathrooms & en-suites
 - Walls finished with white matt emulsion
 - Woodwork finished in white or grey satin

Entrance

Secure communal entrance into concierge reception hallway with stairs and lift to all floors. The apartment is located on the first floor and benefits from fitted storage cupboard to communal hallway. Solid front door into entrance hallway with doors to all rooms. Additional Moylans fitted cupboard with mirror doors and two further storage cupboards. Wooden floors with underfloor heating and inset down lighting throughout the apartment.

Open Plan Living

Stunning open plan living area with full length windows out to the south aspect offering uninterrupted views across the Estuary and beyond. Sliding doors to the private south facing balcony with composite decking and brushed steel and glass balustrade. Open to the kitchen area.

Kitchen

Luxury contemporary German fitted kitchen offering a range of high gloss soft close doors with granite worksurfaces, ceramic tiled floor and integrated appliances including oven & hob, washer dryer, dishwasher and fridge freezer.

Bathroom

Contemporary ceramic tiled bathroom with WC, vanity unit wash hand basin and bath with rain head shower and glass screen.

Bedroom 1

Bedroom one has dual aspect double glazed windows to side and rear, luxury fitted carpet and door to en-suite bathroom.

En-Suite

Ceramic tiled en-suite comprising of WC, vanity wash hand basin and large walk in shower.

Bedroom 2

Bedroom two has a double glazed window to the rear, luxury fitted carpet, fitted wardrobes and door to en-suite.

En-Suite

Ceramic tiled en-suite comprising of WC, vanity wash hand basin and large walk in shower.

Bedroom 3

Bedroom three has a double glazed window to the rear, luxury fitted carpet and an extensive range of fitted wardrobes and drawer units.

Parking & Storage

Allocated parking space in the secure underground car park. Additional storage cage available with this apartment. Further parking permits can be purchased from the council for street parking.

Tenure

Leasehold - 200 years from 2016
Service Charge - £3,919.87 p/a
Ground Rent - £350 p/a
Council Tax Band - G



FIRST FLOOR
1740 sq.ft. (161.7 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.7 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) 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	85	85

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		

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