



# FOR SALE

## Royal Mews, Southend-On-Sea SS1 1DB

£300,000 Leasehold Council Tax Band - D



2



710.00 sq ft

- Penthouse Apartment
- Stunning Views
- Balcony and Turret
- Modern Fitted Kitchen
- Bathroom And En-Suite To Bedroom One
- Two Spacious Bedrooms
- Long Lease
- No Onward Chain
- Walking Distance To Mainline Station, Situated In The Town Centre
- Enjoy Nice Walks Along The Seafront

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

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# Description

This two bedroom penthouse apartment at Royal Mews offers a blend of modern living and fantastic coastal views. Spanning 710 square feet internally and externally offering a wrap around balcony with panoramic views.

The apartment features a contemporary kitchen equipped with modern appliances, both bedrooms are generously sized, with the main suite benefiting from an en-suite shower room, while a stylish three piece main bathroom serves the second bedroom and guests alike.

One of the standout features of this property is its long lease and the added advantage of no onward chain, making it an ideal choice for those looking to move in without delay. The location is superb, situated within a short stroll to two mainline stations, providing excellent transport links for commuters and easy access to the vibrant town centre.

This penthouse apartment is not just a home; it is a lifestyle choice, offering the perfect retreat with the allure of seaside living. Whether you are a first-time buyer, a downsizer, or seeking a holiday home, this property is sure to impress. Don't miss the opportunity to make this stunning penthouse your own.

## Measurements

Lounge - 14'7 x 12'5 (4.45m x 3.79m)  
Kitchen - 14'1 x 7'10 (4.31m x 2.41m)  
Bedroom 1 - 13'5 x 10'7 (4.11m x 3.25m)  
En-Suite - 6'2 x 5'7 (1.88m x 1.72m)  
Bedroom 2 - 13'2 x 10'9 (4.03m x 3.29m)  
Bathroom - 9'0 x 7'8 (2.67m x 2.36m)

## Interior

The lounge offers a nice open plan living area with doors leading out to the balcony and access directly to the kitchen which offer integrated appliances and modern wall and base storage units. Bedroom 1 has doors leading out to the balcony and access to a private en-suite shower room. There is also a spacious second bedroom, three piece bathroom suite with shower over the bath and feature tiles.

## Exterior

A triple aspect wrap around balcony with access from the lounge and bedroom 1. There is also access to the original turret which has power. With panoramic views, the balcony is a must in the summer months.

## Location

Situated in the town centre with walking distance to mainline stations, local city centre shops and southend seafront.

## School Catchments

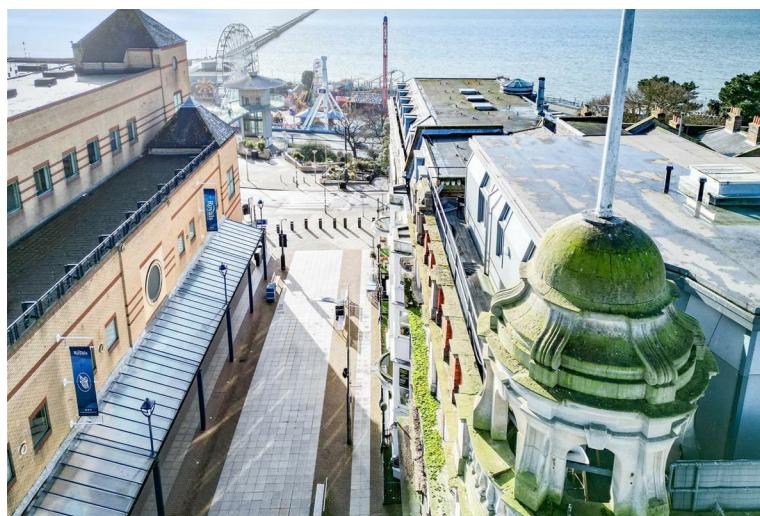
Barons Court Primary School / Milton Hall Primary School and Nursery.  
Southchurch High School

## Tenure

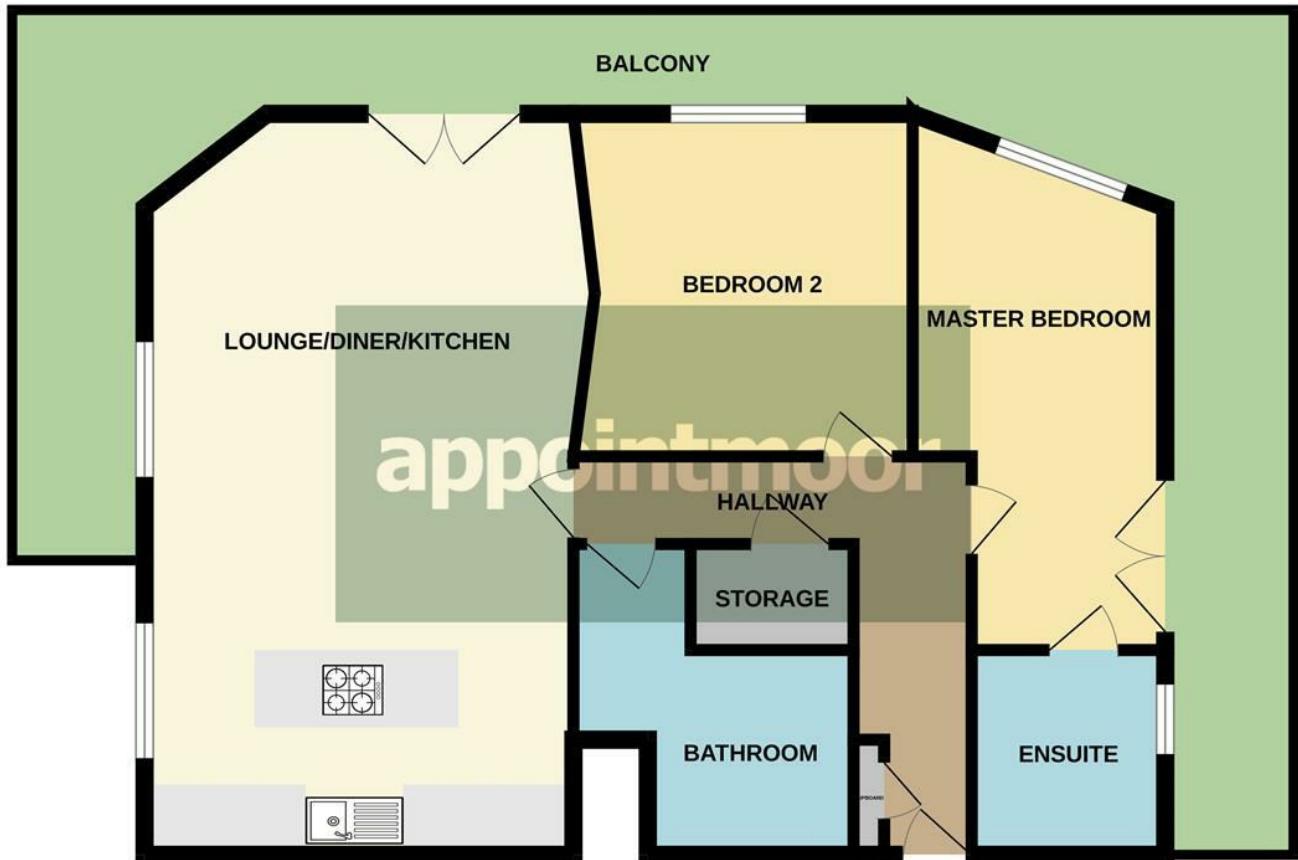
Leasehold

115 years remaining on lease  
Ground Rent - £250 pr yr  
Service Charge - £1,618.75 pr yr





## TOP FLOOR



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	84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	84	84

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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