



FOR SALE

The Leas, Westcliff-On-Sea SS0 8FF

Guide Price £575,000 Leasehold - Share of Freehold Council Tax Band - G

1076.00 sq ft

- Two Bedroom Third Floor Apartment
- Dual Aspect Balconies
- Sought After Development
- Stunning Sea Views
- Spacious Lounge/Dining Area
- Fitted Kitchen With Integrated Appliances
- Residents Gymnasium
- Concierge Service
- Stones Throw From Westcliff Station
- Local Amenities Nearby

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

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Description

GUIDE PRICE £575,000 - £625,000 Welcome to The Leas, situated a stones throw from Westcliff Seafront this stunning two bedroom apartment is a perfect buy if you are downsizing, stepping up on the property ladder or looking for an investment property. In a sought after block, you will not be disappointed.

Offering two double bedrooms, once of which having an en-suite, a spacious lounge/dining, with a corner kitchen benefitting from integrated appliances such as a coffee machine, fridge/freezer, dishwasher and more. With two dual aspect side balconies you are not short of space to entertain or to simply enjoy the warmer months. Located a short walk away from Westcliff or Chalkwell station you have easy access into the city alongside a range of local amenities nearby.

Residents also have the added benefit of a concierge service, lift access and a residents gym which is perfect for if you are wanting to work out in the comfort of your own home. With one underground parking space you have maximum security also.

General

Mains controlled smoke detectors to all apartments
Brushed stainless steel and white switches and sockets
Ground floor reception area with lounge seating and WI-FI
Concierge service
Secure underground parking with one allocated space
Opale colour video intercom
Personal key fob entry system
24 hour CCTV monitoring communal halls, gardens and car park
Multi-room Broadband and TV points to all apartments
Communal Gymnasium
Balcony/Terrace area to all apartments
Lift access to all residential floors

Lounge/Dining Area

28'6" x 23'3" (8.7 x 7.1)
Wooden flooring with underfloor heating, double glazed windows to rear aspect, double glazed sliding doors to dual aspect balconies, storage cupboard, spotlight lighting.

Kitchen

Tiled flooring, double glazed window to side aspect, underfloor heating, base and wall units, Granite worksurface incorporating sink & drainer, V-ZUG Electric Oven, V-ZUG Coffee Centre, Euro Induction Hob with extractor over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, integrated sound system speakers, spotlight lighting.

Bedroom 1

10'5" x 14'9" (3.2 x 4.5)
Carpet flooring with underfloor heating, double glazed windows to side aspect with stunning views, integrated sound system speakers, spotlight lighting.

En-Suite

Wall hung W.C. with inset push flush system
Wall hung wash hand basin inset to drawer unit

Tiled walls
Walk in shower cubicle
Integrated sound system speakers and spotlight lighting.

Bedroom 2

9'10" x 13'9" (3.0 x 4.2)
Carpet flooring with underfloor heating, double glazed window to side aspect, spotlight lighting, integrated sound system speakers,

Bathroom

Contemporary bathroom suite with chrome mixer taps
Wall hung W.C. with inset push flush system
Wall hung wash hand basin inset to drawer unit
Bath with chrome mixer taps and shower with clear glass shower screen, chrome mixer taps and wall mounted Rain head shower
Ceramic tiled walls and flooring.
Integrated sound system speakers and spotlight lighting.

Balconies & Terraces

Composite decking
Brushed steel and glass Balustrade

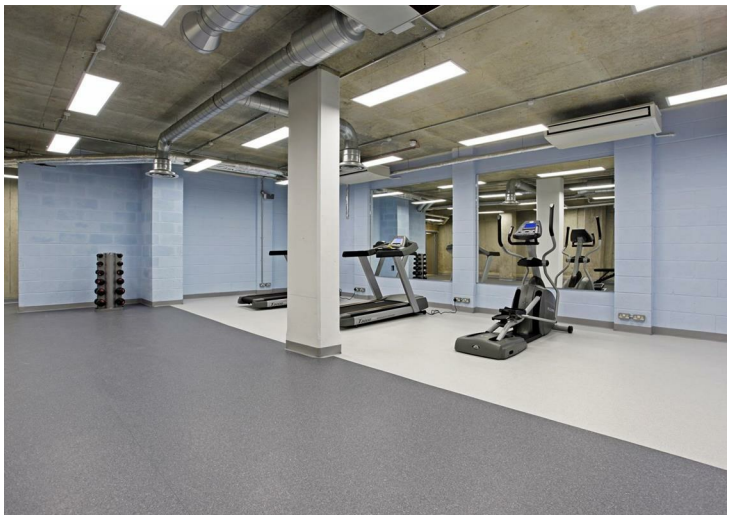
Travelling

Westcliff Railway Station - 0.4 miles, Chalkwell Railway Station - 0.6 miles, Southend Central Railway Station - 1.3 miles, Southend Victoria Railway Station - 1.6 miles, Southend Pier - 1.4 miles, Southend High Street - 1.4 miles, Leigh High Street - 1.5 miles, Canary Wharf - 35 miles, Central Location - 38 miles.

Commuter trains to London Fenchurch Street & London Liverpool Street run regularly from Southend Central & Southend Victoria Stations. Leaving The Shore on foot - it is easy to be in the heart of the City Of London within an hour.

Tenure

Share Of Freehold
£5,200 per annum Service Charge





THIRD FLOOR

115 sq m 1237 sq ft

FLOOR KEY

| | |
|--------------------|------|
| Tenth Floor | (10) |
| Ninth Floor | (9) |
| Eighth Floor | (8) |
| Seventh Floor | (7) |
| Sixth Floor | (6) |
| Fifth Floor | (5) |
| Fourth Floor | (4) |
| Third Floor | (3) |
| Second Floor | (2) |
| First Floor | (1) |
| Ground Floor | (0) |
| Lower Ground Floor | (-1) |

● Identical Floor Plans



FLOOR AREA BREAKDOWN

Internal Floor Area
1076 sq ft

External Floor Area
161 sq ft

ROOM DIMENSIONS

Living = 8.3 x 7.1m
Master Bedroom = 3.2 x 4.5m
Bedroom 2 = 3.0 x 4.5m



| 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 | 83 | 83 |

| 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 | 83 | 83 |

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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