



27 Eden Point

27 Eden Point Rectory Grove Leigh on Sea SS9 2BF

Home Estate Agents are privileged with instructions to offer for sale this spectacular apartment located on the fifth floor of this contemporary building known as 'Eden Point' and providing extremely spacious accommodation fitted throughout to an exceptional standard and with stunning far reaching vistas over the estuary from large private terraces and balconies. The apartment is both spacious and well proportioned extends to approximately 1880 sq ft and is beautifully appointed throughout, finished to the present vendors specific specification with great care and attention to detail.

The accommodation briefly comprises; reception hall, a superb open plan living/dining/kitchen with sliding doors to a huge south facing sun terrace capitalising on the breathtaking views, utility, study, three bedrooms, two with en suites and a principal bathroom/wet room. The master bedroom also includes a large walk in dressing room.

Additional facilities include a secure video entry system, lift, private gymnasium, concierge service and secure under ground parking for two vehicles 'side by side'.



This is an ideal location for commuters to the city with Leigh station being within a short walk as is the fashionable Broadway with its wide array of restaurants, cafes and boutiques. Viewing of this exceptional apartment is highly recommended.

Accommodation Comprises:

Reception Hall 23' x 7'

A large reception hall with 'Kronos' wood nut finish tiled floor, contemporary wall lights, downlights, video security entry system.

Open Plan Living/Dining/Kitchen 33' x 24'6" Max

An absolutely stunning room with a fabulous far reaching vista over the estuary encompassing Two Tree Island with large

sliding doors leading to a huge south facing terrace with glass and steel balustrading. The kitchen area is fitted with an extensive range of contemporary high gloss units by 'Kube' with integrated appliances predominantly by 'Gaggenau' including oven with separate combi microwave/oven, warming drawer, over large fridge and separate freezer. Push to open 'Siemens' dishwasher, 'Siemens' flush induction hob with concealed extractor, 'Blanco' flush sink with ergonomic tap and waste disposal unit, feature silestone incorporating induction hob with retractable extractor. Continuation of 'Kronos' wood nut finish tiled floor, door leading to a decked west facing balcony with glass and steel balustrading enjoying stunning views encompassing Hadleigh Castle and on a clear day Canary Wharf. Remote control sun screen blinds and curtains.





and steel balustrading with breathtaking views to the west over Two Tree Island and the estuary.

En-Suite Dressing Room 10'3" x 7'7"

A large dressing room fitted with drawers, shelving, hanging space, downlights.

En-Suite Wet Room 9'2" x 6'

A cutting edge suite with wall mounted glass wash basin incorporating 'Hansgrohe' taps and glass drawers below, wet room area with a large raindance shower head and body shower, wall mounted wc with linear seat, 'Keuco' accessories, vertical radiator/towel rail, twin extractors, high quality large tiling to floor and walls.

Bedroom Two 14'8" x 11'4"

A good size second bedroom with a full wall of glass fronted wardrobes with drawers, hanging space, mirrors and lights, window providing a stunning vista over the estuary to the west.

Bedroom Three 14'8" x 11'7" Max

Full wall of glass fronted wardrobes with drawers, hanging space, mirrors and lights, window to side with a stunning west facing vista of the estuary.

En-Suite Wet Room

Shower, wall mounted wc, vanity unit/wash hand basin with 'Hansgrohe' taps and drawers below, contemporary vertical radiator/towel rail, extractor, downlights, high quality large tiling to floor and walls.



Sun Terrace

A very spacious south facing terrace extending to Approximately 600sq ft laid to patio with glass & steel balustrade and wind break, exterior lighting, power and water points.

Utility Room 10'5" x 6'

Range of high gloss cupboards, work surface, large 'Blanco' sink with pillar tap, plumbing for washing machine and condenser dryer, downlights, extractor, continuation of 'Kronos' wood nut finish tiled floor.

Master Bedroom 15'2" x 11'6" < 17'6"

A wonderful master bedroom suite with a large picture window and door leading to a west facing decked balcony with glass

Study/Cloakroom 6'9" x 6'7"

A most useful room with 'Kronos' wood nut finish tiled floor, cloak hanging space, room for desk, double doors leading to large airing cupboard.

Bathroom 9'10" x 7'1"

Contemporary wet room with wall mounted glass wash basin incorporating 'Dornbracht' taps and glass drawers below, wet room area with large rain dance shower head and body shower. Wall mounted wc with linear seat, 'Keuco' accessories, vertical radiator/towel rail, twin extractors, high quality large tiling to floor and walls.

Parking

Two side by side secure underground parking spaces and dedicated storage cage.

Communal Areas

Concierge service between 8am - 1pm Monday-Friday, communal gardens and private gymnasium.

Lease Details

Term: 199 years from 2014

Peppercorn Ground Rent: No charge

Service Charge: Approximately £2,500 per annum

Please note the lease details have been provided by the vendor and their accuracy should be confirmed by your legal representative.







Guide Price: £1,395,000 Share of Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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