



FOR SALE

Admirals Place, The Leas, Chalkwell SS0 7BF

Offers Over £799,995 Leasehold - Share of Freehold Council Tax Band - F

- Second Floor Apartment
- Three Double Bedrooms
- South Facing 25' Balcony
- Stunning Uninterrupted Estuary Views
- Lift to All Floors & Video Entrance Phone
- Spacious Lounge Diner & Kitchen
- Bathroom, En-Suite & Utility
- Two Allocated Parking Spaces
- Share of Freehold
- No Onward Chain

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

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Description

Beautiful three bedroom second floor apartment with 25' south facing balcony offering uninterrupted views across the Estuary. This apartment is located in one of the most sought after Chalkwell seafront apartment buildings, the iconic Admirals Place offering luxury living within a secure gated residence. Well kept communal gardens, porter service, lift to all

floors and private car park to rear. The property offers an impressive south facing lounge diner leading out to a large private balcony, spacious kitchen, utility room, three bedrooms with en-suite to principal bedroom and further three piece bathroom. Benefitting from two allocated parking spaces in the secure residents car park, storage cage, a share in the freehold and no onward chain. Viewing is highly advised.

Entrance

Gated frontage with secure Entryphone system into pleasant and well-kept communal gardens with porters lodge. Gated access to rear car park and secure entry doors into building with stairs and passenger lift to all floors.

Hallway

Front door into apartment hallway with fitted carpet, coving, video Entryphone, inset spotlights and radiator. Large fitted storage cupboard, airing cupboard with light and doors to all rooms.

Lounge Diner

Glazed double doors into fantastic size lounge diner with two sets of double glazed sliding doors leading out to the south facing balcony. Fitted carpet, coving, wall and ceiling lights, two radiators, internal window to kitchen and decorative limestone fireplace with electric fire.

Balcony

Private 25' south facing balcony affording superb views across the Estuary. Tiled floor, glass balustrade and external lighting.

Kitchen

Great size kitchen breakfast room with double glazed window to side aspect, tiled floor, inset spotlights and coving. The kitchen has a range of wall and base units with rolled edge worksurface, tiled splash backs, ceramic 1 & 1/4 sink with mixer tap and breakfast bar area. Integrated Miele appliances include fridge and freezer, eye level oven and microwave, induction hob with extractor and dishwasher.

Utility Room

Utility room with tiled floor, part tiled walls and coving. Wall and base units with rolled edge work surface, stainless steel sink & drainer and space for washing machine and tumble dryer.

Bedroom 1

Principal bedroom to the rear aspect with fitted carpet, double glazed window, extensive fitted units, coving and radiator. Door to en-suite.

En-Suite

Fully tiled four piece suite comprising bath with shower attachment, WC, vanity wash hand basin and shower cubicle with glazed door. Inset spotlights, coving and chrome heated towel rail.

Bedroom 2

Bedroom to rear aspect with double glazed window, fitted carpet, fitted wardrobes, coving and radiator.

Bedroom 3

Bedroom to side aspect with double glazed window, fitted carpet, fitted wardrobes, coving and radiator.

Bathroom

Fully tiled three piece suite comprising P shape bath with shower over and glazed screen, WC and vanity wash hand basin. Inset spotlights, coving, extractor fan and chrome heated towel rail.

Parking

Two allocated parking spaces in the secure gated residents car park to rear.

Tenure

Share of Freehold with a 999 year lease from 2000
Service Charge - £1206.50 per quarter
Council Tax Band - F



SECOND FLOOR
1331 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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	

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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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