



# FOR SALE

## The Leas, Westcliff-On-Sea SS0 8FF

Offers In Excess Of £600,000 Leasehold - Share of Freehold Council Tax Band -

- Seafront Location
- Two Double Bedroom
- Stunning Kitchen With Integrated Appliances
- Underfloor Heating
- Secure Allocated Parking For One Vehicle
- Residents Gym
- Large Lounge Area
- Generously Sized Terrace
- Modern Bathroom
- Close To Westcliff-On-Sea Station

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

**appointmoor**

## Description

Welcome to a modern gem situated in the prestigious apartment block The Shore. This stunning two bedroom apartment with share of freehold has a lot to offer, with two generously sized bedrooms, two stylish bathrooms and a fantastically sized kitchen/lounge area which is great for entertaining including a fully fitted kitchen offering a range of integrated appliances such as a coffee centre, fridge/freezer, dishwasher and washing appliances, a stunning sun terrace and underground parking for one vehicle.

Located in the heart of Chalkwell seafront, The Shore is one of the most

impressive apartment blocks in the area and one not to be missed. Offering a concierge service, well taken care of lobby area, residents gym and video phone entry system and fantastic views this property is a great purchase for anyone looking for a new home.

With the convenient location you are a short 5 minute walk away from Westcliff-On-Sea Station where you are taken directly into London Fenchurch Street, you have the beautiful seafront right on your doorstep with a number of local amenities to choose from. Viewings for this property are highly recommended.

### Entrance

Personal key fob entry system, Opale colour video intercom, panelled door leading to hallway, solid wood flooring with underfloor heating, coving to ceiling, spotlight lighting.

### Kitchen/Lounge Area

Ceramic tiled flooring with under floor heating, base and wall units, granite work tops incorporating stainless steel sink, integrated V-ZUG Electric Oven Integrated V-ZUG Coffee Centre, Euro Induction Hob with ceiling fitted extractor over, Integrated SIEMENS or Bosch washer/dryer, integrated SIEMENS or Bosch dishwasher, SIEMENS or Bosch fridge/freezer, coving to ceiling, integrated ceiling speakers, spotlight lighting. Lounge - Solid wood flooring with under floor heating, double glazed windows to side aspect, double glazed French sliding patio doors, storage cupboard, coving to ceiling, spotlight lighting.

### Bathroom

Ceramic tiled walls and flooring, 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, wall hung W/C, heated towel rail, spotlight lighting.

### Bedroom 1

Carpet flooring with underfloor heating, double glazed window to side aspect, spotlight lighting, integrated ceiling speaker.

### Bedroom 2

Carpet flooring with under floor heating, double glazed window to side aspect, spotlight lighting, integrated ceiling speaker.

### Terrace

Block paved sun terrace.

### General

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 and WI-FI.  
Concierge service  
Secure underground parking with one allocated space  
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

### Heating & Lighting

Underfloor heating throughout  
Mains gas boiler with pressurised cylinder feeding  
Dual fuel chrome towel rails to bathrooms and en-suites  
Spotlight lighting throughout

### Lease

999 years  
Service Charge - £450 a month  
Ground Rent - No charge applied

### Services

Independent private drainage system to each property  
Mains electricity and water

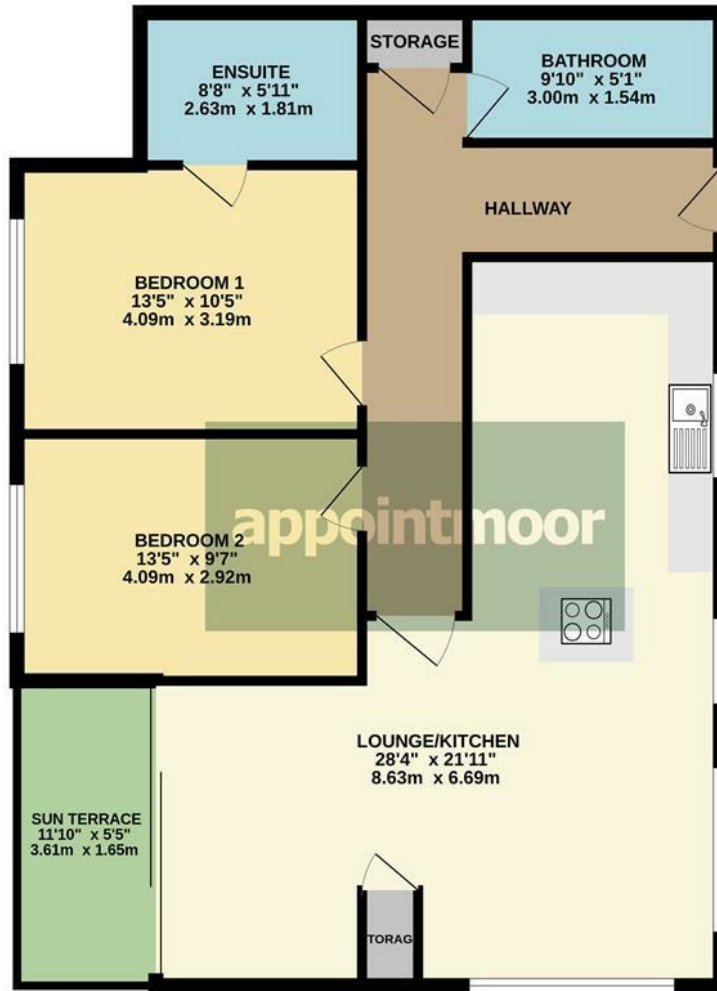
### Travelling

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 London - 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.



GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.  
Made with Metropix 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>		<b>83</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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