



FOR SALE

Crowstone Court, Holland Road, Westcliff-On-Sea SS0 7SQ

Offers In Excess Of £500,000 Leasehold - Share of Freehold Council Tax Band - E

- Two Bedroom Elevated Ground Floor Apartment
- Luxury Seafront Property
- South Facing Private Balcony
- Spacious Lounge With Estuary Views
- Modern Kitchen With Fitted Appliances
- Bathroom & En-Suite
- Communal Garden Overlooking Estuary
- Leas Conservation Area
- Secure Allocated Parking
- Share Of Freehold

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

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Description

Fantastic two bedroom apartment with stunning sea views, located just off Holland Road this elevated ground floor apartment being sold with share of freehold offers two double bedrooms, two bathrooms, a fitted kitchen with integrated appliances, a spacious lounge area and a south facing balcony with amazing views over Westcliff-On-Sea seafront!

With a modern design throughout, this home would make a perfect downsize or investment opportunity for someone who is looking for a property in a popular location with some amazing views on your own private balcony or taking it all in, in the comfort of your lounge area! You have the added benefit of having secure gated parking for one vehicle with the option also for on street permit parking if also needed.

Entrance

Video phone entry system, solid wood door to entrance, wooden flooring, storage cupboard, coving to ceiling, spotlight lighting.

Lounge

Wood flooring, radiator, double glazed sliding door to front aspect leading to Juliette balcony, double glazed windows to side aspect, coving to ceiling, spotlight lighting.

Kitchen

Tiled flooring, radiator, double glazed sliding door to balcony, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, integrated fridge/freezer, integrated oven and grill, integrated microwave, integrated dishwasher, integrated washing machine, coving to ceiling, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to side aspect with bespoke fitted shutters, fitted wardrobes, coving to ceiling, spotlight lighting.

En-Suite

Tiled flooring, heated towel rail, double glazed obscure window to side aspect with bespoke fitted shutters, tiled walls, shower cubicle with fitted wall storage, W/C, hand basin with storage under, extractor, spotlight lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to side aspect with bespoke fitted shutters, coving to ceiling, spotlight lighting.

Bathroom

Laminate flooring, heated towel rail, tiled walls, panelled bath, hand basin with storage under, W/C, extractor, spotlight lighting.

Balcony

Decked balcony area, south facing.

Front Of Property & Parking

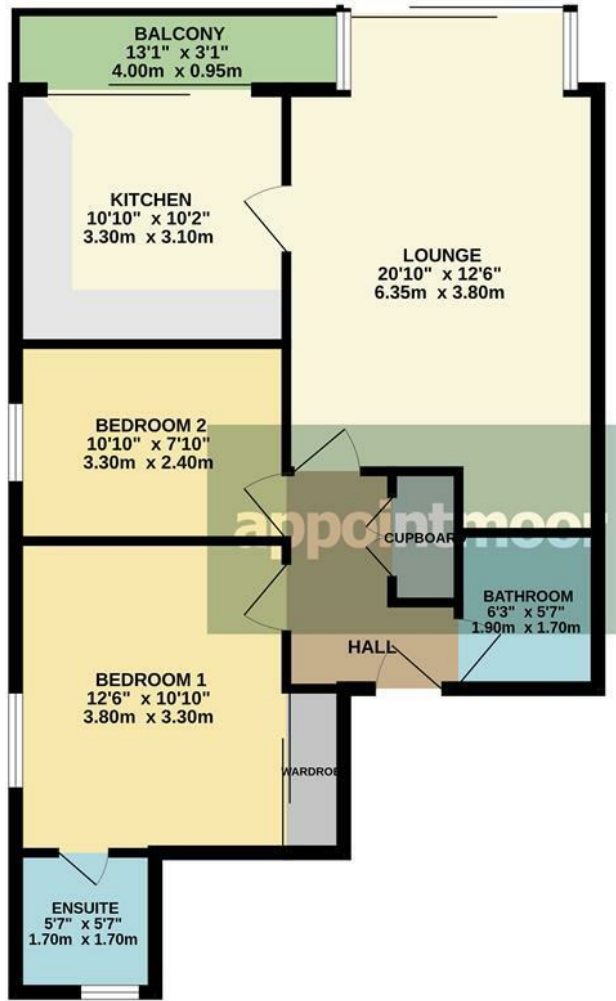
Newly refurbished decked communal garden, secure gated parking for one vehicle, on street permit parking available.

Tenure

Share of Freehold - 92 years remaining on underlying lease.
Service Charge: £3,075.00 in total per annum.



ELEVATED GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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	80	81





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	84

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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