



FOR SALE

The Drapery, Royal Mews, Southend-On-Sea SS1 1DB

Asking Price £290,000 Leasehold Council Tax Band - D

- Luxury Penthouse Apartment
- No Onward Chain
- 2 Double Bedrooms
- Stylish Open Plan Living
- Modern Bathroom & En-Suite
- Large Wrap Around Balcony
- Stunning South and West Views of the Estuary
- Lift and Stairs to all Floors
- Ideal for Rail Links Direct to London
- Central To Southend High Street

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

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Description

**** AMAZING VIEWS ****

Luxury 2 double bedroom penthouse apartment situated in the heart of Southend-on-Sea High Street. The apartment has been completed to a very high standard and offers 2 double bedrooms - the master complete with an en-suite shower room, spacious open plan lounge/kitchen/diner and main bathroom. A large balcony accessed via the lounge and

master bedroom wraps around the whole apartment offering South and West views over the Thames Estuary. Perfect for town living this apartment is situated on top of the high street which offers a vast range of shops, cafes, bars and restaurants. You are also a short walk to Southend Central and Victoria train lines offering direct access into London and a short walk from the seafront and Cliff's conservation area.

Entrance

Communal hallway with postboxes and lift/stairs up to 4th floor.

Hallway

Wooden entrance door into L shape hallway with doors off to all rooms. Entrance phone, meter cupboard with storage, fitted carpet, spotlights and radiator.

Lounge/Diner/Kitchen Area

23'10 max x 13'1 max (7.26m max x 3.99m max) Stunning living area with laminate flooring, two radiators, spotlights and feature brick effect papered wall. Two double glazed south facing windows with fitted blinds and panoramic views across the estuary. Further west aspect double glazed french doors with access to the wrap around balcony.

The kitchen area is modern and neutral with integrated Smeg dishwasher, fridge/freezer and island with integrated Neff oven, hob and extractor with spotlights. Stainless steel sink with drainer integrated into the neutral work surface.

Balcony

Wonderful wrap around triple aspect balcony accessed by french door from the master bedroom and lounge. The balcony is decked with a steel bar and perspex safety rail and offers amazing views over the Estuary to the south aspect and further views to the west and north.

Master Bedroom

16'2 max x 9'2 max (4.93m max x 2.79m max) Double glazed window to west aspect and double glazed french doors out onto the wrap around balcony. Fitted carpet, spotlights and radiator. Door to en-suite.

En-Suite

With grey stone effect vinyl flooring and brick effect tiles, the en-suite has a white suite of WC, pedestal wash hand basin and large walk in shower with rain head, deck attachment and glass sliding door. Obscure double glazed window and fitted shelves.

Bedroom Two

11' x 10'11 max (3.35m x 3.33m max) Double glazed window to west aspect, fitted carpet, spotlights and radiator.

Bathroom

With grey stone effect vinyl flooring and brick effect tiles, the main bathroom has a white suite of WC, pedestal wash hand basin and panel bath with rain head shower, deck shower attachment and glass screen. chrome towel rail, radiator and spotlights.

Tenure

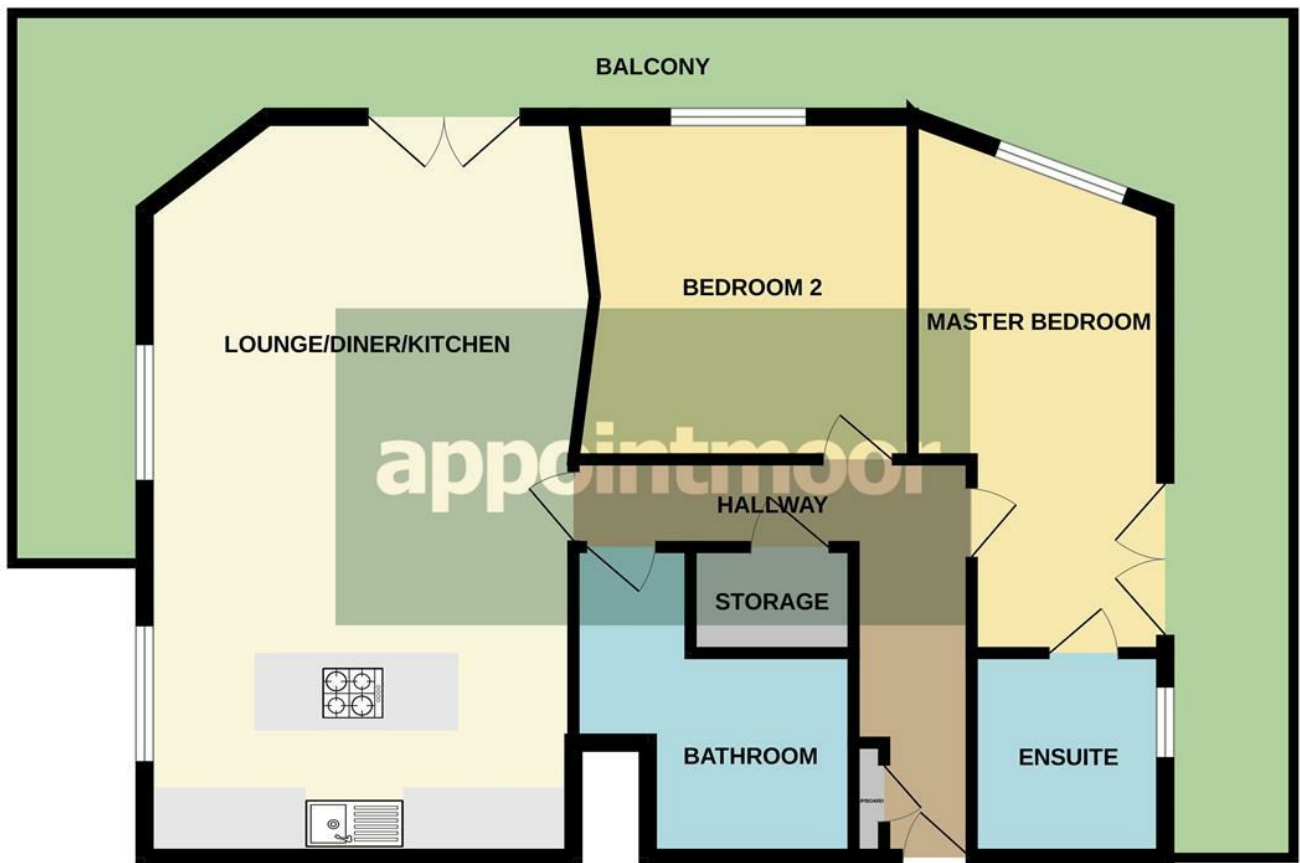
Leasehold - 115 years remaining of a 125 year lease
Ground Rent - £250 p/a
Service Charge - £1618.75
Council Tax Band - D
Communal satellite dish & high speed broadband

School Catchment

Porters Grange Primary School and Nursery
0.43 miles
Bournemouth Park Academy
0.88 miles



TOP FLOOR



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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