



# FOR SALE

## **S12 The Shore, The Leas, Chalkwell SS0 8FF**

**£825,000 Leasehold**

- Fifth Floor Two Bedroom Apartment
- Chalkwell Seafront Location
- Luxury Apartment Complex
- High Specification Throughout
- Contemporary Modern Design
- South Facing Balcony with Stunning Views
- Villeroy & Bosch Bathroom Suites
- Residents Gymnasium
- Secure Underground Parking
- Concierge Service

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

**appointmoor**

# Description

STAMP DUTY PAID!\* Waterside living at its finest. The Shore, located at the tranquil end of Chalkwell Seafront, offers exclusive modern contemporary living in an enviable beachfront location. Each apartment is well afforded in proportion and specification, superbly designed to offer contemporary open-plan living, whilst providing a warm, homely ambience. Balconies and terraces are the platform from which to take in the breath-taking estuary views. Included in the luxury living complex is a ground floor reception area with concierge service, allocated parking in the secure underground car park, Opale colour video intercom, personal key fob entry system, communal bike racks, access to the residents'

private gym and lift access to all floors. Each apartment has been designed with luxury comfort in mind and is complete with contemporary fitted kitchens including integrated Siemens & V-Zug appliances and bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings.

\*Developers will pay the stamp duty on any remaining units. The additional 3% for second home purchase is not included.

## Specifications

- 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 area.
- Concierge service.
- Secure underground parking with one allocated space.
- Opale colour video intercom.
- Personal key fob entry system.
- Multi-room broadband and TV points to all apartments.
- Communal gymnasium.
- Balcony/terrace area to all apartments.
- Lift access to all residential floors.

## Finishes

- Twist pile carpeting to bedrooms
- Solid wood flooring to halls and lounge
- Ceramic tiled flooring to kitchens, bathrooms & en-suites
- Walls finished with white matt emulsion
- Woodwork finished in white or grey satin

## Services

- Mains gas boiler with pressurised cylinder feeding underfloor heating throughout.
- Chrome heated towel rails to bathrooms and en-suites.
- Down lighters throughout.
- Independent private drainage system to each property.
- Mains electricity and water.

## Square Footage

- Internal 1335 sq ft
- External 97 sq ft

## Living Area

24'3" x 30'10" (7.4 x 9.4)

Entrance hallway through to double doors leading into the stunning open plan living area. Neutrally decorated with solid wooden flooring, down lighting and sliding glass doors leading out to the private fifth floor south facing balcony with composite decking and brushed steel and glass

balustrade. A further two double glazed south facing windows and underfloor heating throughout the whole apartment. The contemporary fitted kitchen has ceramic tiled flooring, a range of wall and base units, granite work surface and high quality integrated appliances.

## Kitchen

Contemporary fitted kitchen.

- Soft close two-tone doors.
- Integrated appliances:
- V-ZUG Oven
- V-ZUG Coffee Centre
- Euro Induction Hob
- SIEMENS - Washer/dryer
- SIEMENS - Dishwasher
- SIEMENS - Fridge
- SIEMENS - Freezer
- Granite worktops.

## Master Bedroom

14'5" x 16'0" (4.4 x 4.9)

Fantastic size master bedroom, neutrally decorated with luxury carpet and fittings. Double glazed window to rear aspect and door to en-suite bathroom, fully tiled with wash hand basin, shower cubicle and WC.

## Bedroom 2

14'5" x 9'10" (4.4 x 3)

Second bedroom with double glazed window to rear aspect, luxury carpet and fittings.

## Bathroom

Contemporary Villeroy & Boch white bathroom suite with Vado & Grohe chrome fittings. Ceramic tiled walls and flooring. Four piece suite of bath with chrome mixer taps, shower with clear glass shower screen, chrome mixer taps and wall mounted rain head shower, wall hung WC with inset push flush system and wall hung wash hand basin inset to drawer unit.

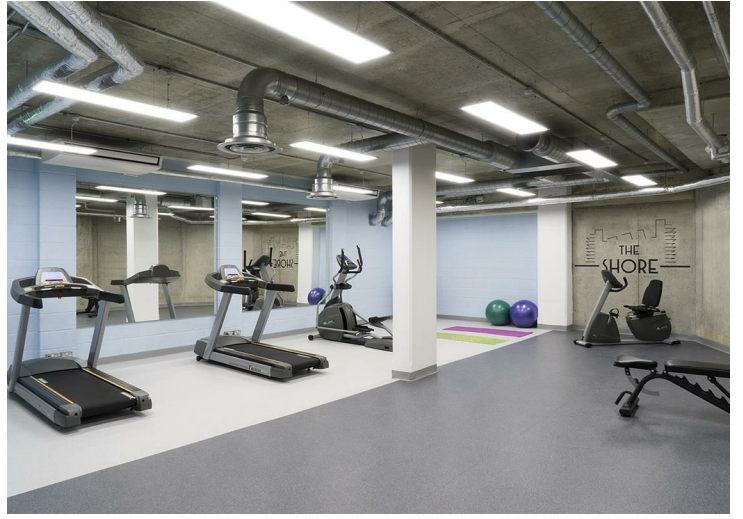
## Parking

Allocated parking space in the secure underground car park with lift access.

## Notice

Some pictures are generic for the development







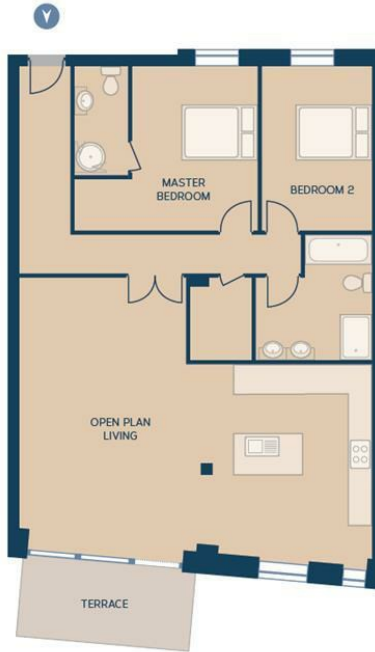
## FIFTH FLOOR

133 sq m 1432 sq ft

### FLOOR KEY

|                    |      |
|--------------------|------|
| Tenth Floor        | (10) |
| Ninth Floor        | (9)  |
| Eighth Floor       | (8)  |
| Seventh Floor      | (7)  |
| Sixth Floor        | (6)  |
| Fifth Floor        | (5)  |
| Fourth Floor       | (4)  |
| Third Floor        | (3)  |
| Second Floor       | (2)  |
| First Floor        | (1)  |
| Ground Floor       | (0)  |
| Lower Ground Floor | (-1) |

● Identical Floor Plans



### FLOOR AREA BREAKDOWN

Internal Floor Area  
1335 sq ft

External Floor Area  
97 sq ft

### ROOM DIMENSIONS

Living = 7.4 x 9.4m  
Master Bedroom = 4.4 x 4.9m  
Bedroom 2 = 4.4 x 3.0m



| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> | 86                      | 86        |
| (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 |                    |                         |           |
| England & Wales                             |                    | 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> | 89                      | 89        |
| (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>  |                    |                         |           |
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| England & Wales   |                    | 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. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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