

Ground Floor



First Floor



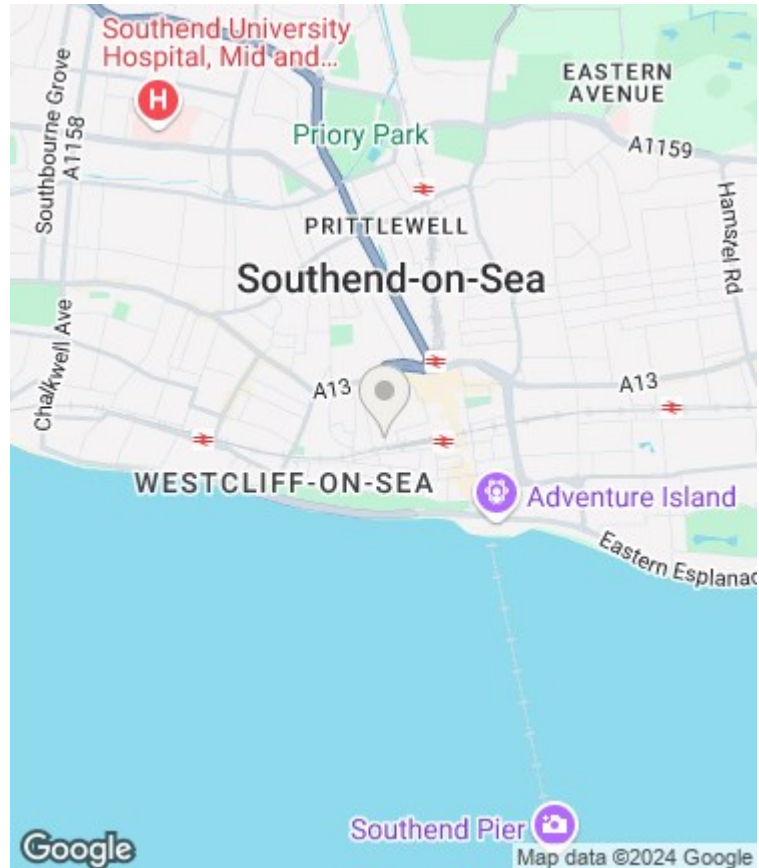
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



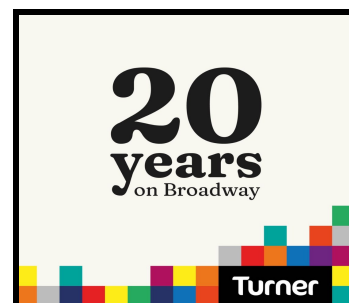
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STUNNING DUPLEX APARTMENT
HISTORIC PERIOD BUILDING
HUGE FOUR PIECE HIGH QUALITY BATHROOM
GERMAN CRAFTED KITCHEN WITH APPLIANCES
SECURE GATED ACCESS

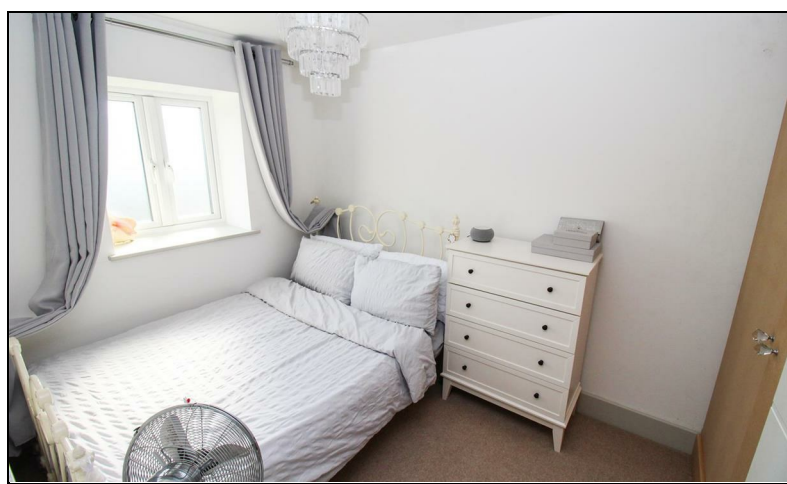
FINISHED TO A HIGH STANDARD THROUGHOUT
TWO BEDROOMS
OPEN PLAN KITCHEN / LIVING AREA
GAS CENTRAL HEATING
CLOSE TO CITY CENTRE, TRAIN STATIONS,
UNIVERSITY AND SEA FRONT

**Flat 1 Coal Lofts, Princes Street,
Southend On Sea
£345,000**



WELCOME TO NO 1 COAL LOFTS. POSITIONED WITHIN THIS AWARD WINNING DEVELOPMENT ON THE EDGE OF A CONSERVATION AREA WITH GATED ACCESS. A double glazed entrance door leads into the open plan kitchen / living area, with double glazed windows to the side and rear stairs rising to the first floor with cupboard under, range of German crafted eye and base level units with work surface over incorporating sink unit, built in Bosch electric oven with Bosch four ring gas hob over, integrated dishwasher, washer/dryer and fridge/freezer, engineered Oak flooring and concealed boiler. On the first floor are two bedrooms with built in wardrobes and a very large four piece bathroom suite comprising panelled bath, pedestal wash hand basin, low level W.C, heated towel rail and smooth ceiling with downlighters. Externally the property is approached via a secure gated entrance and has the benefit of an ALLOCATED PARKING SPACE.

 2
  1
  1
  C
 Council Tax Band : B



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Turner Sales & Lettings



OPEN PLAN KITCHEN /
LIVING AREA
22' x 19'8"

BEDROOM ONE
19'10" x 10'10"

BEDROOM TWO
11'6" x 7'5"

BATHROOM
12'4" reducing to 8'3" x
7'5"

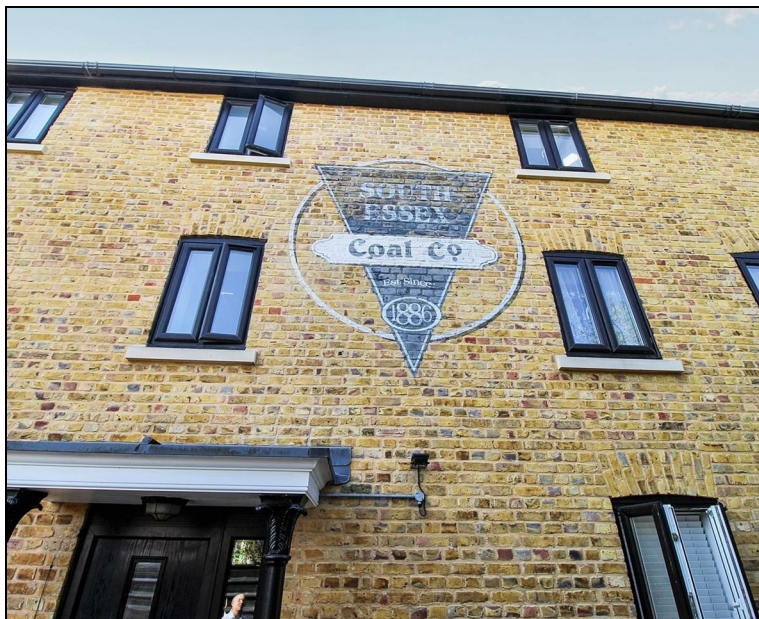
DUPLEX APARTMENT

ALLOCATED PARKING
SPACE

AGENTS NOTES

We have been advised by
the vendors the property
will come with
A share of the freehold
and 125 year lease

In accordance with
Section 21 of the Estate
Agents Act 1979, we are
obliged to inform all
interested party that the
vendor of this property is
an associate of Turner
Lettings Essex Limited



www.turnerstates.co.uk

01702 710555

