

## Second Floor



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

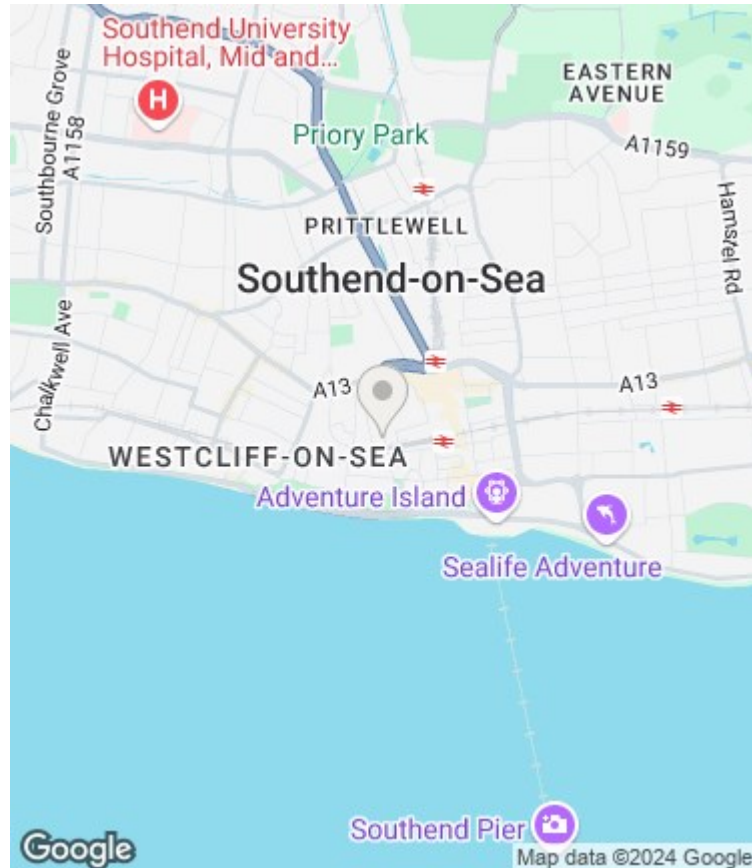
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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	

### 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



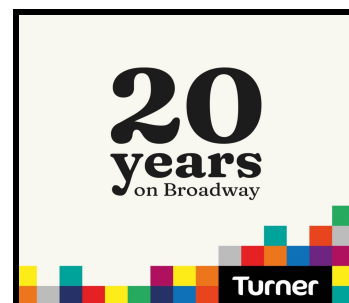
**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



STUNNING FIRST FLOOR APARTMENT  
HISTORIC PERIOD BUILDING  
SPACIOUS FOUR PIECE HIGH QUALITY BATHROOM  
GERMAN CRAFTED KITCHEN WITH APPLIANCES  
SECURE GATED ACCESS

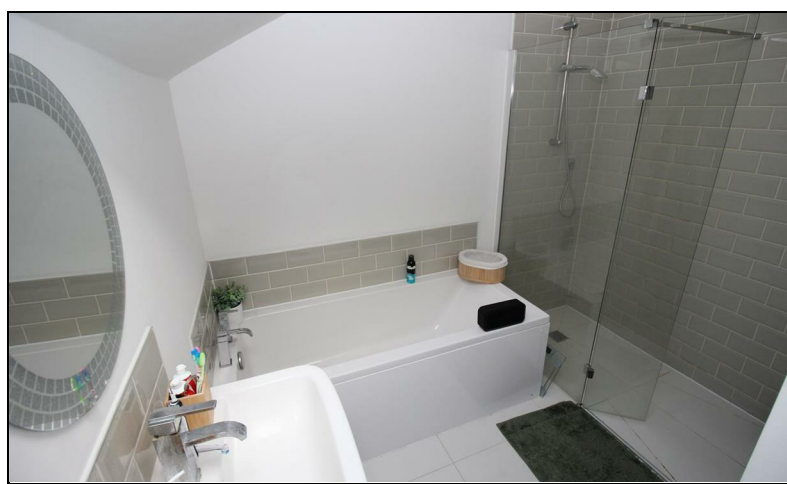
FINISHED TO A HIGH STANDARD THOROUGHOUT  
TWO BEDROOMS  
OPEN PLAN KITCHEN / LIVING AREA  
GAS CENTRAL HEATING  
CLOSE TO CITY CENTRE, TRAIN STATIONS,  
UNIVERSITY AND SEA FRONT

**Flat 5 Coal Lofts, Princes Street,  
Southend-On-Sea  
£255,000**



WELCOME TO NO 5 COAL LOFTS. POSITIONED WITHIN THIS AWARD WINNING DEVELOPMENT ON THE EDGE OF A CONSERVATION AREA WITH GATED ACCESS. Once inside the communal entrance hall, stairs rise to the landing with cupboard housing central heating boiler. A solid entrance door leads into the entrance hall with radiator and smooth ceiling with downlighters. The open plan Kitchen / Living Area has a double glazed door opening onto a Juliette balcony to the rear, double glazed Velux window to rear and double glazed window and double glazed Velux window to front, range of two tone eye and base level units with work surface over incorporating sink unit, built in Bosch electric oven, four ring gas hob with extractor fan over, integrated washer / dryer, dishwasher and fridge / freezer. The two bedrooms has a double glazed window to front and a further double glazed Velux window, radiator and smooth ceiling. The spacious bathroom high quality fittings comprise panelled bath, pedestal wash hand basin, low level W.C, walk in shower cubicle, tiled floor, smooth ceiling with downlighters and heated towel rail. Externally the property is approached via a secure gated access and benefits from an ALLOCATED PARKING SPACE.

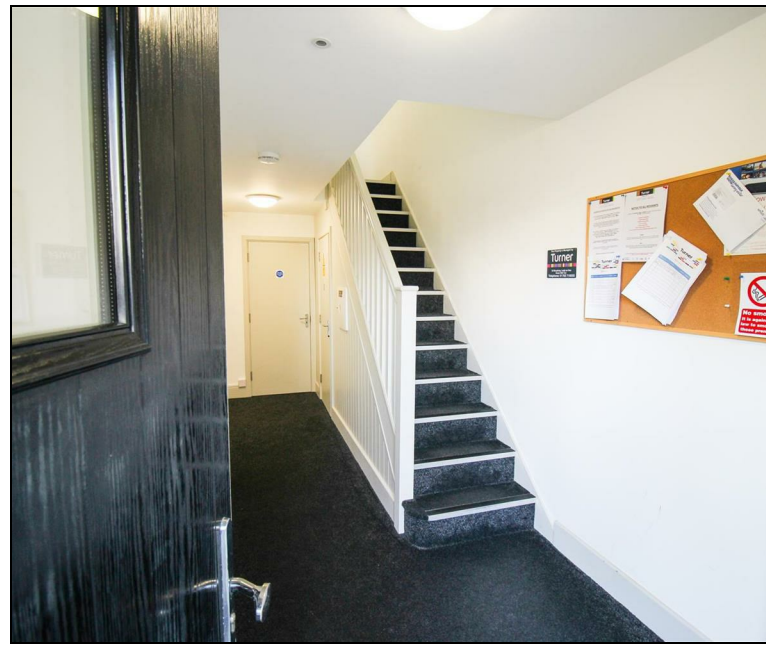
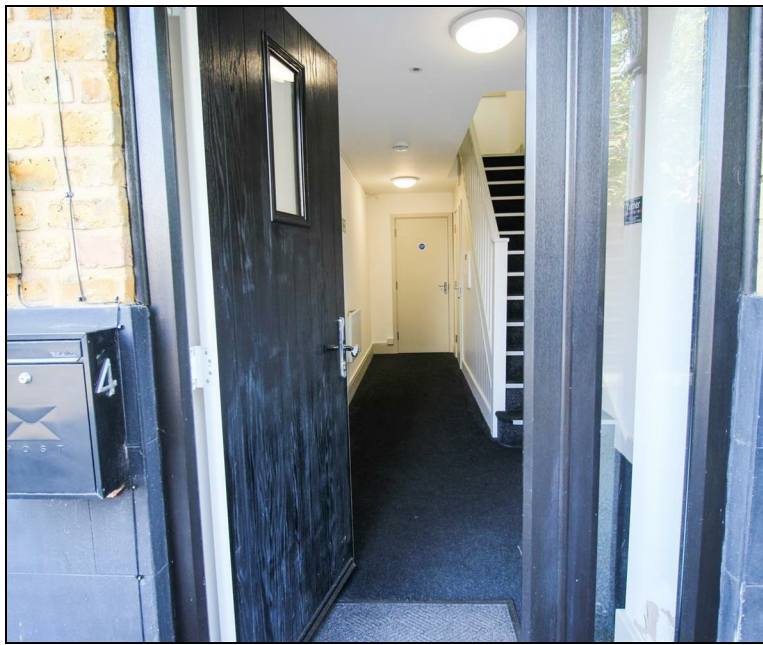
 2
  1
  1
  C
 Council Tax Band : A



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**ENTRANCE HALL**  
17'3" x 8'3" reducing to  
3'1"

**OPEN PLAN KITCHEN /  
LIVING AREA**  
22'1" reducing to 8'3" x  
19'3" reducing to 8'10"

**BEDROOM ONE**  
11'4" x 9'9"

**BEDROOM TWO**  
9'9" x 7'8"

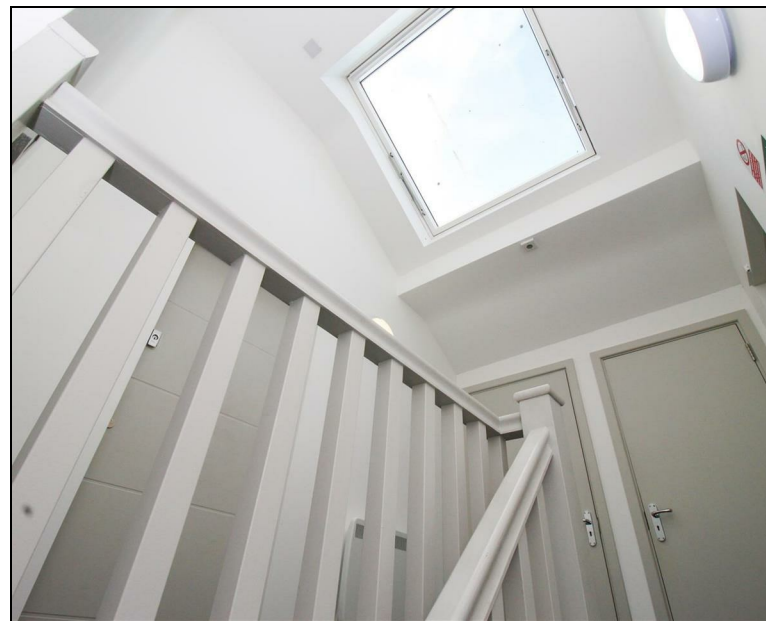
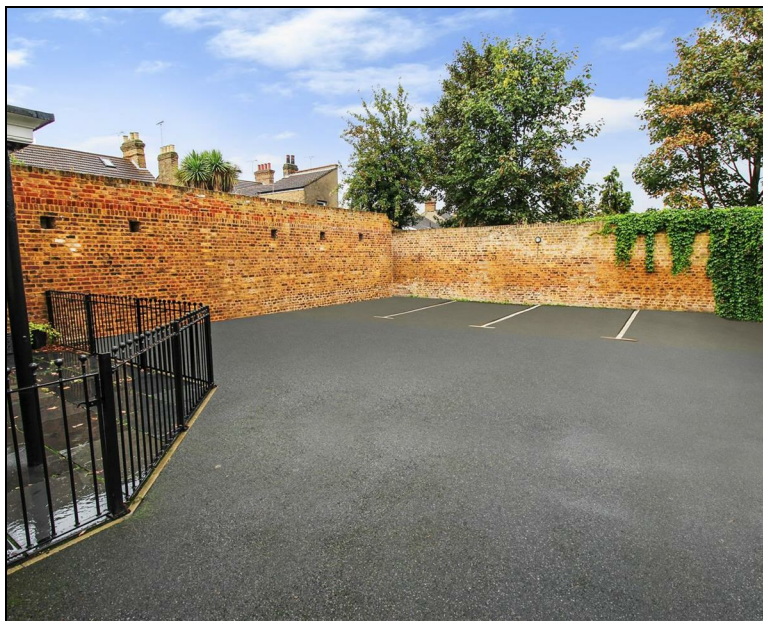
**BATHROOM**  
9'3" reducing to 5'8" x  
8'4" reducing to 3'3"

**ALLOCATED PPARKING  
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](http://www.turnerstates.co.uk)

01702 710555

