

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.

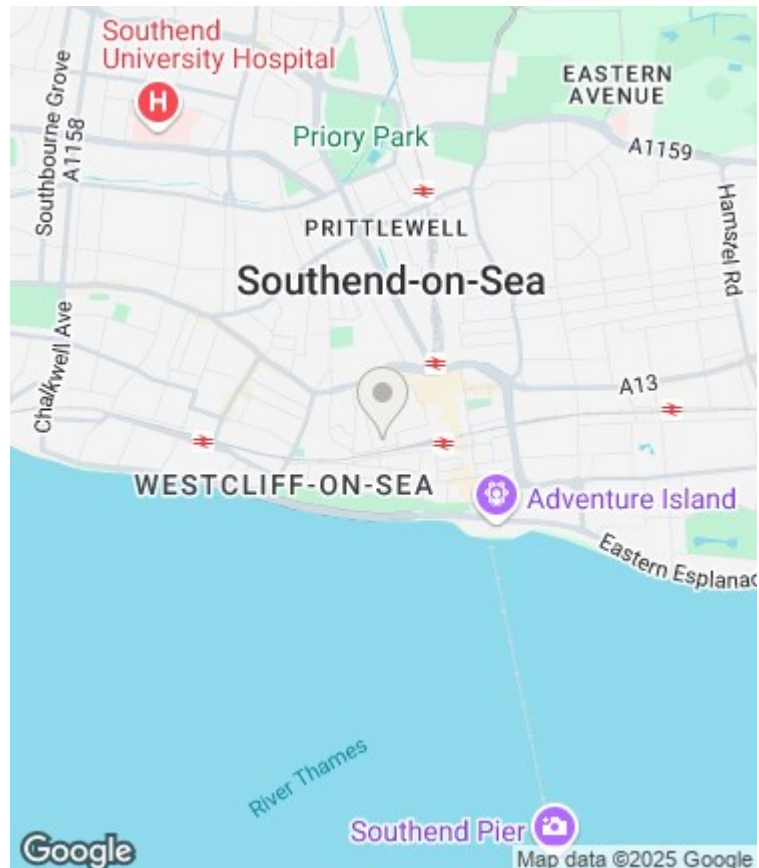
Energy Efficiency Rating

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

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



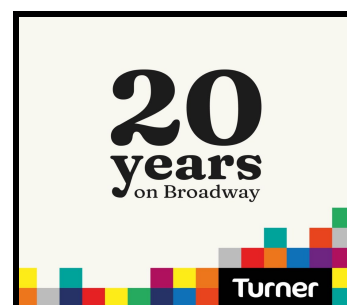
Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



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

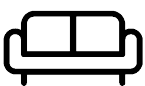
**Flat 5 Coal Lofts, Princes Street,
Southend-On-Sea
£255,000**



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

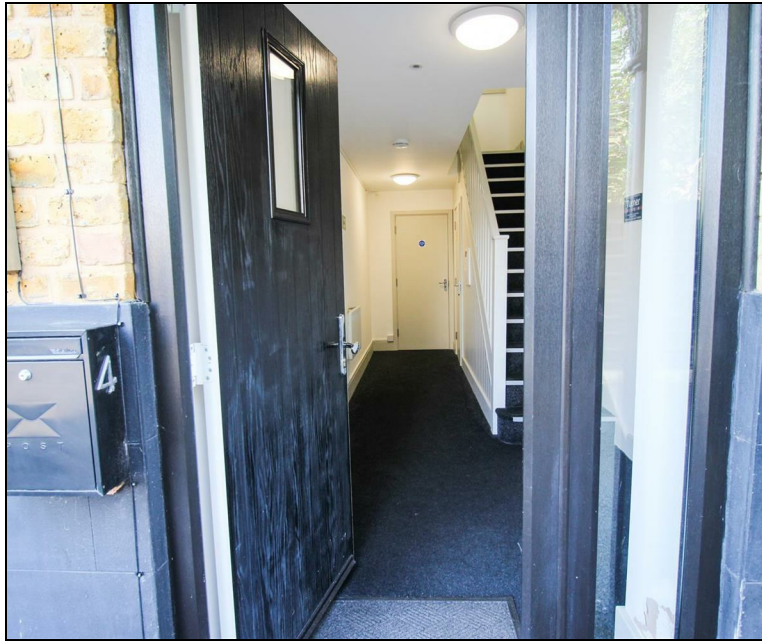
Council Tax Band : A



@turnersleigh



Turner Sales & Lettings



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"

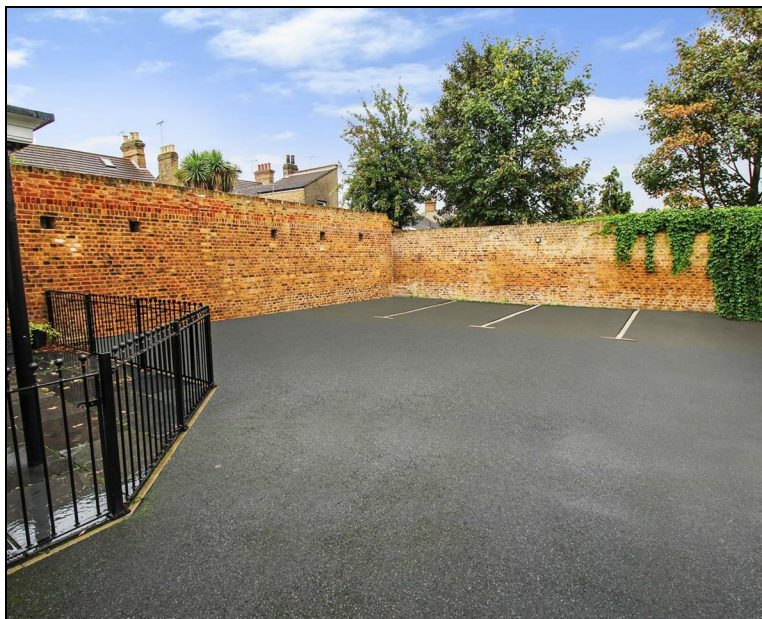
ALLOCATED PPARKING SPACE

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

01702 710555

