

home.

£425,000

Westcliff Parade, Westcliff-On-Sea

90 Tower Court Westcliff Parade, Westcliff-On-Sea, Essex, SS0 7QH



Home Estate Agents are pleased to offer for sale this super three bedroom penthouse apartment which is positioned within Tower Court in Westcliff-on-Sea and boasts arguably one of the most impressive far-reaching views towards London and of the surrounding area. This spacious flat also benefits from having use of resident parking and a private single garage.

The accommodation comprises; secure communal entrance lobby with stairs and lift to the top floor with private door into; hallway, three bedrooms, a spacious lounge, kitchen, bathroom and a sub room. Externally, the property is complimented by a west facing balcony, private garage in a block and use of resident parking.

The property is served by electric heating and offers double glazed windows as detailed.

Situated on the top floor of Tower Court in Westcliff-on-Sea, this fantastic flat is within close proximity to local amenities which includes nearby seafront, shops, parks and mainline railway station - serving London Fenchurch Street for commuters.

Being available with no onward chain and boasting stunning panoramic views, we strongly recommend internal viewings to avoid missing out.



Entrance

Communal secure entrance lobby with stairs and two lifts to the top floor (15th). Private door into:

Hallway

Tiled flooring, electric radiator, ceiling light, three storage cupboards, entry phone system. Doors into:

Lounge

15'7 x 13'9

Tiled flooring, electric radiator, coved cornice, ceiling light, double glazed window to side and double glazed French doors leading to balcony with fitted blinds and offering stunning estuary views and views over the local area.

Kitchen

11'6 x 8'7

Tiled flooring, two ceiling lights, electric radiator, wooden worksurfaces with fitted wall and base units, washing machine, integrated dishwasher, space for fridge freezer, integrated oven and four ring hob with extractor over, sink with drainer and taps, breakfast bar, double glazed window to rear offering stunning views over the town.

Bedroom One

14'10 x 9'0

Fitted carpet, electric radiator, ceiling light, double glazed window to side with fitted blinds and offering stunning views.

Bedroom Two

14'10 x 8'8

Fitted carpet, feature fireplace, ceiling light, electric radiator, double glazed door leading to sun room, double glazed windows to side with fitted blinds and offering stunning views.

Bedroom Three

17'4 x 8'2

Fitted carpet, electric radiator, ceiling light, double glazed window to side and double glazed door leading to sun room and offering stunning views.

Sunroom

Accessed from bedrooms two and three with double glazed windows to side offering panoramic views.





Bathroom

Tiled flooring and walls, WC, wash hand basin with mixer tap, bath with taps and shower attachment, wall mounted lighting, wall mounted heater, two ceiling lights.

Lease Information

999 years left on lease

Ground rent: £44 PA (£22 paid twice a year)

Service charge: £961.62 paid twice a year - includes building insurance & water rates

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR



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£425,000 Leasehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
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TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F		22	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	