

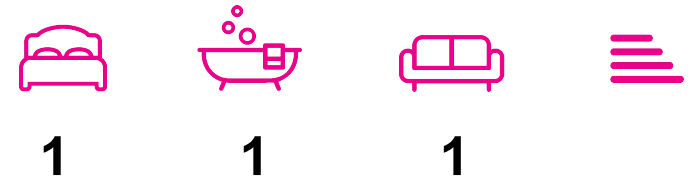
home.



**£355,000**

Clifftown Parade, Southend-On-Sea

# Apartment 5, Gleneagles House Clifftown Parade, Southend-On- Sea, Essex, SS1 1DP



\*\*\*£10,000 DEVELOPER DEPOSIT INCENTIVE AVAILABLE, PHASE 1 ONLY 4 PROPERTIES- AVAILABLE FOR VIEWINGS NOW \*\*\*

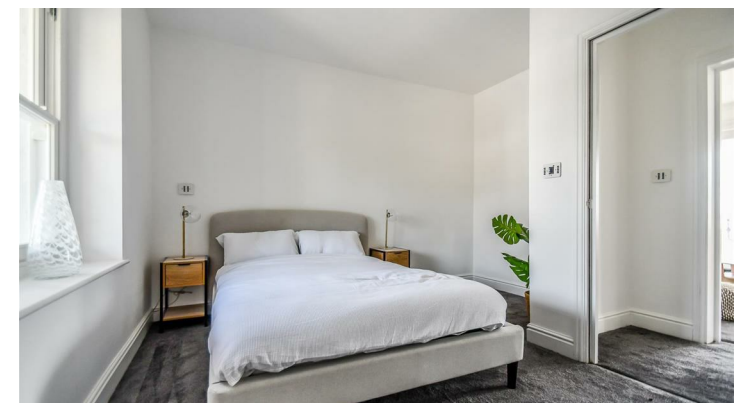
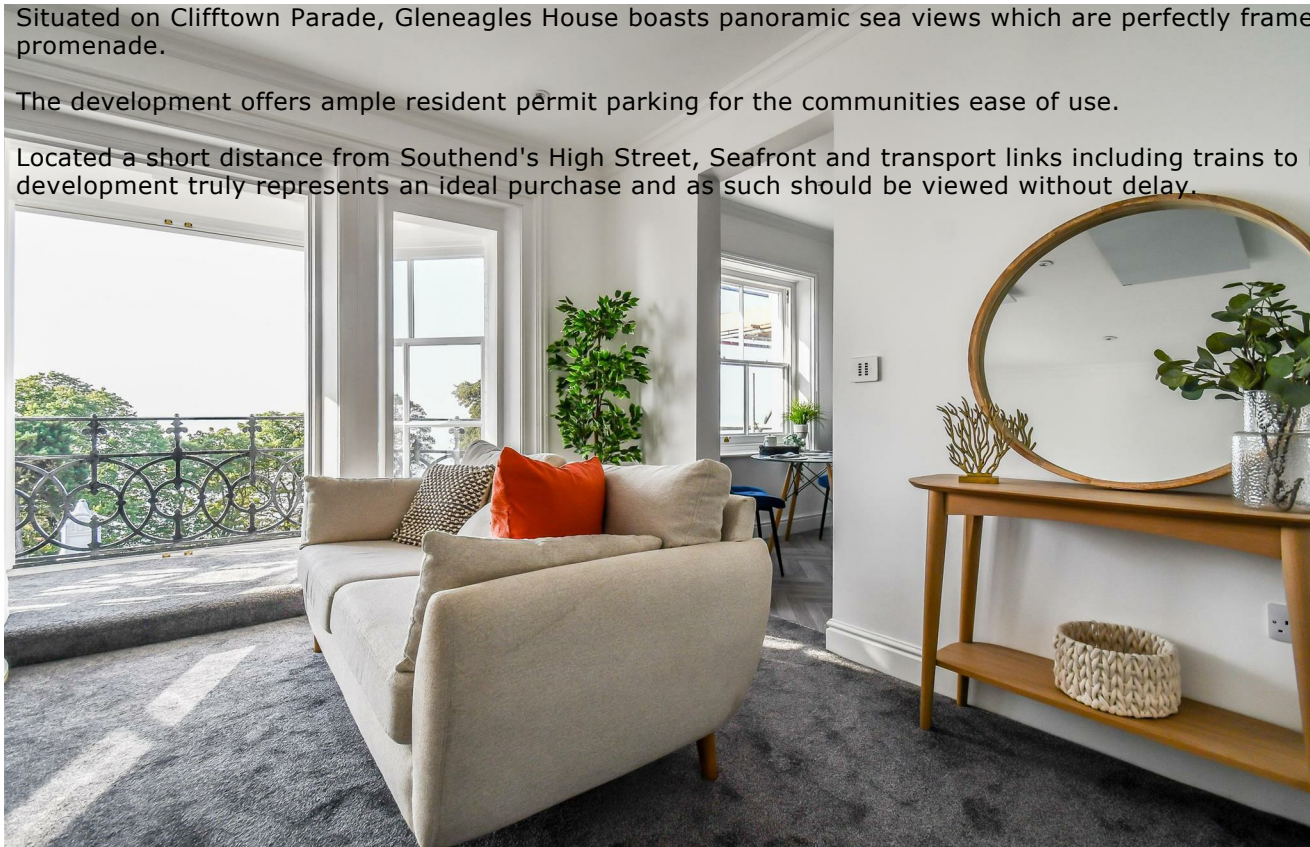
Home Estate Agents are excited to offer for sale this one bedroom top floor apartment situated in the conservation area with a stunning panoramic sea view and having no onward chain.

Gleneagles House is a Grade II Listed Development in Southend's historic Clifftown Conservation Area- an exclusive collection of 6 beautiful 1 and 2-bedroom homes, overlooking the beautiful Southend Seafront. With stunning sea and pier views, these homes also benefit from a character finish that speaks to the original property and the surrounding area. The developers have ensured they have maintained the character features of each property, coupling this with Smart Home Technology that enables home lighting, heating and automation control, energy optimisation and environmental sensing, this saving up to 30% on energy bills creating a home that look after the occupants, not the other way around.

Situated on Clifftown Parade, Gleneagles House boasts panoramic sea views which are perfectly framed by the attractive flower beds and gardens lining the promenade.

The development offers ample resident permit parking for the communities ease of use.

Located a short distance from Southend's High Street, Seafront and transport links including trains to London as well as Southend's International airport, this development truly represents an ideal purchase and as such should be viewed without delay.



**The accommodation comprises**

Communal Entrance and Stairway leading to private front door

**Hallway**

Secure Video Entry

**Lounge**

Spectacular sea views from newly installed sash windows, carpet, heating system

**Kitchen**

Window to front, range of indigo base and wall units, granite laminate worktop, range of integrated appliances including fridge/freezer, hob and oven, laminate flooring

**Bedroom**

Window to rear, leading to;

**Study Area/ Dressing Room**

**Bathroom**

Bath with shower over, fully tiled, low level w/c, sink, boiler cupboard

**Miscellaneous**

MyGlobalHomes Smarthome Technology including infrared radiant heating and smart controls

**Parking**

Residents Only Parking Permits Available (subject to application)

**Lease Information**

Peppercorn up to £25 ground rent per annum

Service Charge - £2 per sqft.

New lease upon completion 999 years

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







# £355,000 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.

<b>LOCAL AUTHORITY</b>	<b>Energy Efficiency Rating</b>	
	Current	Potential
	<i>Very energy efficient - lower running costs</i>	
	(92 plus) <b>A</b>	
	(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>	
	<i>Not energy efficient - higher running costs</i>	
<b>COUNCIL TAX BAND</b>		
<b>TENURE</b> Leasehold		
<b>VIEWINGS</b> By prior appointment only		
	<b>England &amp; Wales</b>	EU Directive 2002/91/EC 