



44 Tower Court

44 Tower Court Westcliff Parade Westcliff-On-Sea Essex SS0 7QH

Home Estate Agents are delighted to offer for sale this spacious three bedroom apartment which is a complete blank canvas for the new owner to make it truly their own. Positioned within Tower Court in Westcliff-on-Sea this apartment boasts arguably one of the most impressive far-reaching views towards London and of the surrounding area.

This great apartment is within close proximity to local amenities which includes nearby seafront, shops, parks and mainline railway station - serving London Fenchurch Street for commuters.



Entrance

Communal secure entrance lobby with stairs and two lifts to the 8th. Private door into:

Hallway

Ceiling light, cupboard housing fuse board, Dimplex storage heater, large airing cupboard housing water tank. Doors to:

Kitchen

Vinyl flooring, two ceiling lights, wall and base level units, integrated fridge freezer and further separate freezer, double stainless steel sink with taps, part tiled splashbacks, dishwasher, double glazed window offering views, double

electric oven with four burner induction hob, integrated washing machine.

Lounge

Large aluminium framed double glazed sliding doors leading to balcony with astro turf offering fabulous views over the estuary, electric storage heater, ceiling light.

Master Bedroom

Fitted wardrobes with internal shelving and hanging rails, Dimplex electric storage heater, ceiling light, double glazed sliding door leading to decked balcony offering far reaching views towards London over the estuary.



Bedroom Two

Fitted wardrobes with internal shelving and hanging rails, ceiling light, secondary glazed windows offering amazing views of the estuary, Dimplex electric storage heater,

Bedroom Three

Double glazed windows offering far reaching views over the estuary, radiator.

Bathroom

Vinyl flooring, wash hand basin with vanity unit and taps, wall mirror with lights, part tiled walls, spotlights, walk in shower enclosure with tiled walls, electric shower and screen.



WC

Vinyl flooring, part tiled walls, WC, wall mounted mirror, ceiling light.

Externally

Balcony

Balcony offering amazing views.

Garage

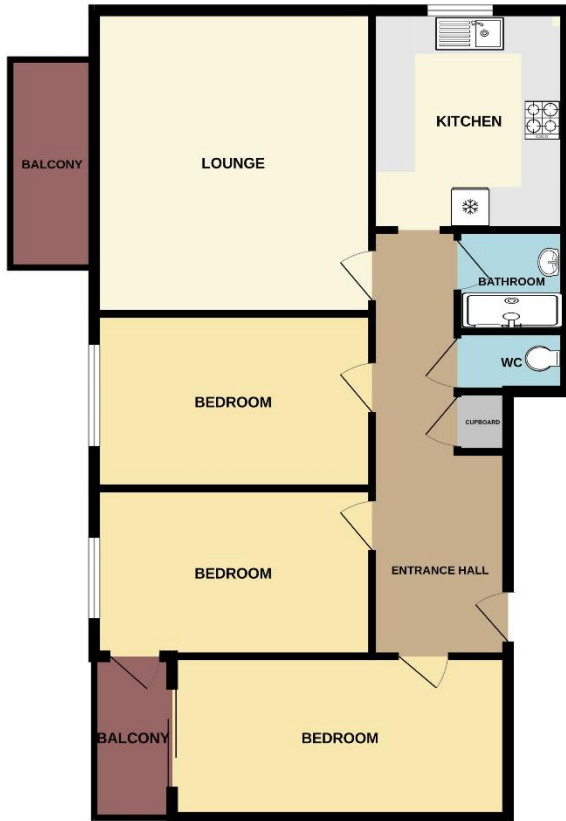
Garage to rear of property in block

Lease Information

Lease 949 years remaining
Ground Rent £22.50 Per Annum
Service Charge £2352

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

GROUND FLOOR
886 sq.ft. approx.



TOTAL FLOOR AREA: 886 sq.ft. approx.
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Price: £399,995 Leasehold

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

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.

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