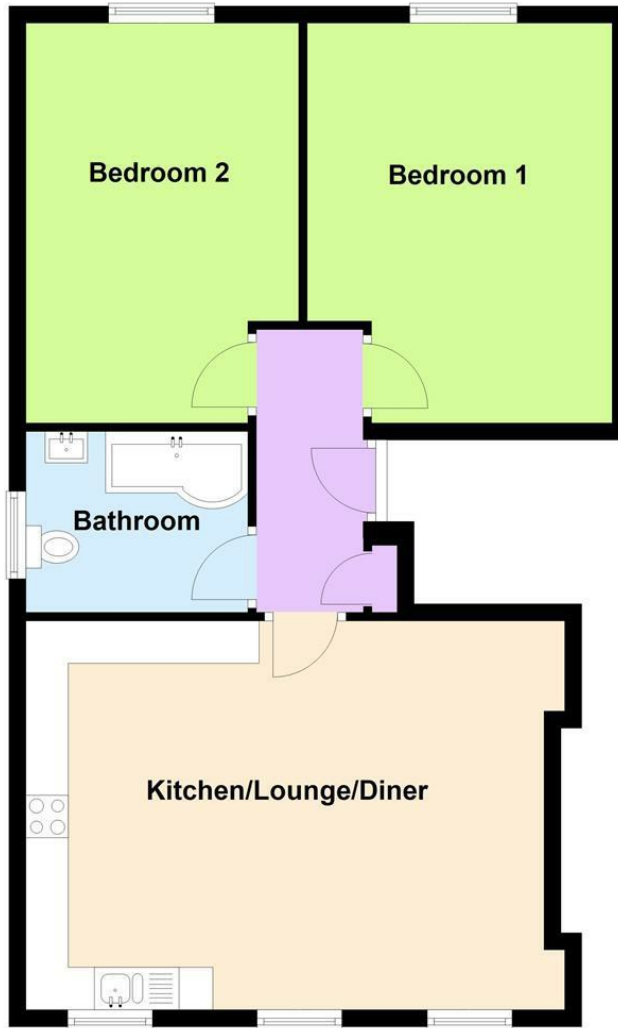


### Third Floor



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>		78	78
(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**



LANDMARK BUILDING

GLORIOUS PANORAMIC VIEWS OVER SOUTHEND  
SEAFRONT

BEAUTIFULLY REFURBISHED THROUGHOUT

ALLOCATED PARKING SPACE

SUN DECK

SEAFRONT LOCATION IN SOUGHT AFTER CLIFFTOWN  
CONSERVATION AREA

THIRD FLOOR APARTMENT

TWO HUGE DOUBLE BEDROOMS

KITCHEN / LIVING ROOM WITH APPLIANCES

NO ONWARD CHAIN

**Royal Terrace, Southend-On-Sea**

**£325,000**



WHAT & WHERE - LOCATED IN SOUGHT AFTER CLIFFTOWN CONSERVATION AREA THIS SUPERB THIRD FLOOR, REFURBISHED TWO DOUBLE BEDROOM APARTMENT, SET WITHIN THIS LANDMARK BUILDING. OFFERING GLORIOUS PANORAMIC VIEWS OVER SOUTHEND SEAFRONT AND JUST A STROLL FROM THE HIGH STREET. HAVING THE ADDED BENEFIT OF AN ALLOCATED PARKING SPACE, SUN DECK, KITCHEN / LIVING ROOM WITH APPLIANCES AND MODERN BATHROOM.

WHY - WOULD MAKE AN IDEAL WEEKEND COASTAL BOLT HOLE OR BE AN IDEAL PAD FOR THE COMMUTER BEING A SHORT WALK FROM THE TRAIN STATION. INVESTORS AND DOWNSIZERS MAY ALSO BE INTERESTED IN THIS SUPERB APARTMENT.

 2  1  1  C Council Tax Band : B



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Turner Sales & Lettings



**ENTRANCE HALL**  
10'10" x 4'9" (3.30m x 1.45m)

**KITCHEN / LIVING ROOM**  
20'10" x 15' (6.35m x 4.57m)

**BEDROOM ONE**  
15'5" x 10'10" (4.70m x 3.30m)

**BEDROOM TWO**  
12'4" x 11'10" (3.71m x 3.61m)

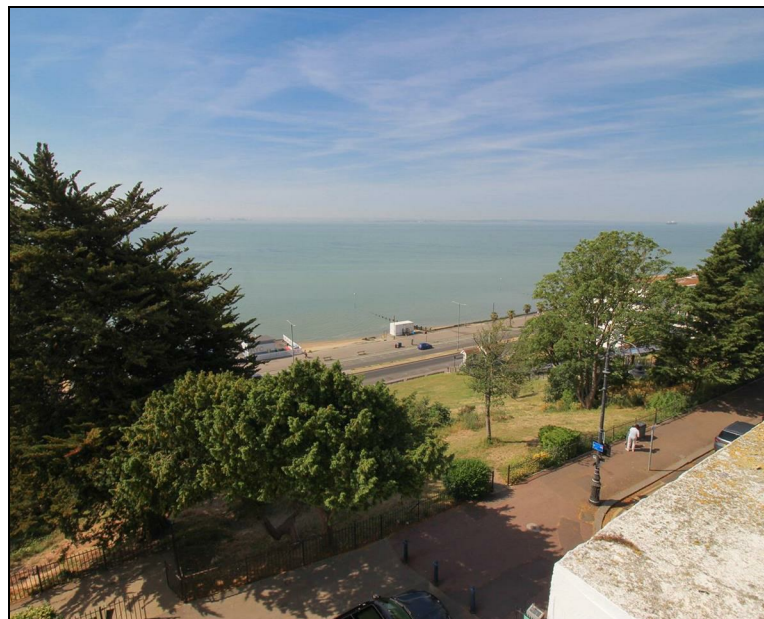
**BATHROOM**  
8'7" x 6'8" (2.62m x 2.03m)

**SUN DECK**  
**ALLOCATED PARKING SPACE**

**LEASE DETAILS**  
LEASE - 125 YEARS FROM 17.03.2021 - 119 YEARS UNEXPIRED

**GROUND RENT N/A**  
**SERVICE CHARGE N/A**

**THE ABOVE INFORMATION HAS BEEN SUPPLIED BY THE SELLER AND NOT VERIFIED BY A SOLICITOR**



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

**01702 710555**

