



The Leas, Chalkwell
Essex, SS0 8JB

Offers In The Region Of £589,995

appointmoor



The Leas, Chalkwell Essex, SS0 8JB

£589,995 | Leasehold - Share of Freehold

- Large First Floor Apartment
 - 3 Bedrooms
 - Lounge with Balcony
 - Modern Kitchen/Breakfast Room
 - Master En-Suite
 - Stunning Estuary Views
 - Modern Bathroom & Separate WC
 - Allocated Parking & Garage
 - Walking distance of Chalkwell Station, Park & Beach.
 - Viewing Strongly Advised!
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SUPERB LOCATION WITH STUNNING ESTUARY VIEWS! Appointmoor are pleased to offer to the market this large first floor apartment. On offer is a lovely bright & airy lounge with sliding patio doors leading onto a glass Juliet balcony, modern kitchen/breakfast room with integrated appliances, 3 bedrooms, fully tiled modern bathroom, separate WC & en-suite to the master bedroom. Communal gardens, parking for residents & visitors & a garage. Within walking distance of Chalkwell Station, Park & Beach. Viewing strongly advised!



Entrance Via

Communal door. Communal hallway with stairs leading to own front door. Into:

Hallway

Airing cupboard housing water tank. Doors off to:

Lounge/Diner

25'7" x 11'4" (7.80 x 3.45)

Double glazed sliding patio doors leading onto a newly tiled glass balcony. Coving cornice, radiator, space for table & chairs, power points & fitted carpet.

Kitchen/Diner

12'7" x 11'0" (3.84 x 3.35)

Bright & airy kitchen/diner. Double glazed obscure window to side aspect. Coving cornice, wall & base kitchen units, rolled edge worksurfaces, sink & drainer with mixer tap, tiled splashbacks. Integrated hob, double oven, microwave, fridge freezer & dishwasher. Space & plumbing for washing machine, space for table & chairs. Power points, fully tiled walls & flooring.

Bedroom 1

Double glazed sliding doors leading onto balcony. Coving cornice, fitted wardrobes, with matching dressing table. Power points & fitted carpet. Door to:

En Suite

Inset spotlights, corner shower cubicle, low level wc, vanity style wash hand basin, wall mounted towel rail, extractor fan, fully tiled walls & laminate style flooring.



Bedroom 2

13'2" x 11'9" (4.01 x 3.58)

Large double glazed window to rear aspect overlooking communal gardens. Coving cornice, fitted wardrobes, radiator, power points & fitted carpet.

Bedroom 3 / 2nd Lounge

17'8" x 11'0" (5.38 x 3.35)

Double glazed sliding doors to rear aspect plus double glazed obscure window to side aspect. Coving cornice, juliet balcony overlooking communal gardens, 2 x radiators, power points & wood effect laminate flooring.

Bathroom

Inset spotlights, P shaped bath with shower over & screen, vanity style wash hand basin, wall mounted heated towel rail, fully tiled walls & flooring.

Separate WC

Extractor fan, low level wc, wash hand basin, fully tiled walls & flooring.

Externally

Communal Gardens

Mainly laid to lawn

Parking

2 allocated parking spaces plus parking for visitors.

Garage

Service Charges



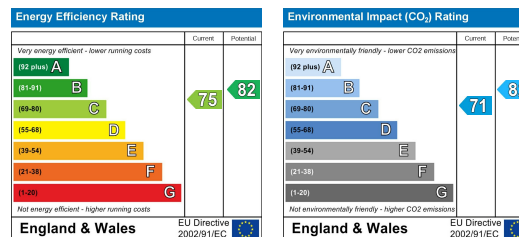
£150 PCM including building insurance, gardening, & general cleaning.



DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY



72 The Ridgeway
Chalkwell, Westcliff-on-Sea
Essex , SS0 8NU

01702 719 966
www.appointmoor.co.uk

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