



Tower Court, Westcliff on sea

PANORAMIC VIEWS: Castle Estate Agents are pleased to offer FOR SALE this 2 DOUBLE BEDROOM apartment situated on Westcliff sea front in this very well maintained block on the 14th floor with stunning VIEWS OUT OVER THE ESTUARY towards Kent, Southend Pier and Hadleigh Castle.

- 2 Double bedrooms
- Panoramic views
- Communal parking
- Balcony
- Care taker
- 14th Floor apartment
- Ample storage
- Sea front location
- Own garage
- Long lease

£300,000 Leasehold

Front aspect

Communal doors leading to large communal reception area with care takers office, doors to communal parking to rear, lifts and stairs to all floors, this property is situated on the 14th floor with a communal hall and your own hardwood front door to:



Inner hallway

Doors to all rooms, storage heater, power points, telephone point, entryphone system, 3 x storage cupboards one being a double cupboard.



Lounge 15'0" by 15'3" (4m 57cm x 4m 65cm)

Coving, ceiling light fan, wall mounted lights, storage heater, power points, tv point, double glazed window to the side aspect with panoramic views and double glazed sliding patio doors to South facing balcony with panoramic views.



Kitchen 11'2" by 8'6" (3m 40cm x 2m 59cm)

Double glazed window to the front aspect with panoramic views, spot lights, fully tiled, eye level and base level units with 2 x glass display cabinets also incorporating a double oven, 4 ring ceramic hob, stainless steel sink and single drainer with mixer taps, boxed edge work surfaces, power points, space for fridge freezer, washing machine and dish washer.



Bedroom 1 14'0" by 10'8" (4m 27cm x 3m 25cm)

Coving, double glazed window to the side aspect with panoramic views East, a range of up and over wardrobes and fitted chest of drawers, power points.

Bedroom 2 11'3" by 7'5" (3m 43cm x 2m 26cm)

Double glazed window to the side aspect with panoramic views East, power points, wall mounted electric heater.



Shower room

Shower cubicle with glass folding doors, wall mounted electric shower, fully tiled and extractor fan.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Toilet

2 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, a range of fitted cupboards, fully tiled, down lighters, shaver point and extractor fan.

Garage

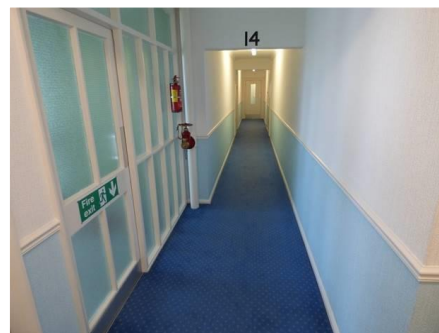
There is a garage which is accessed from the rear via Tower Court mews off Marine Avenue.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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