

## Second Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

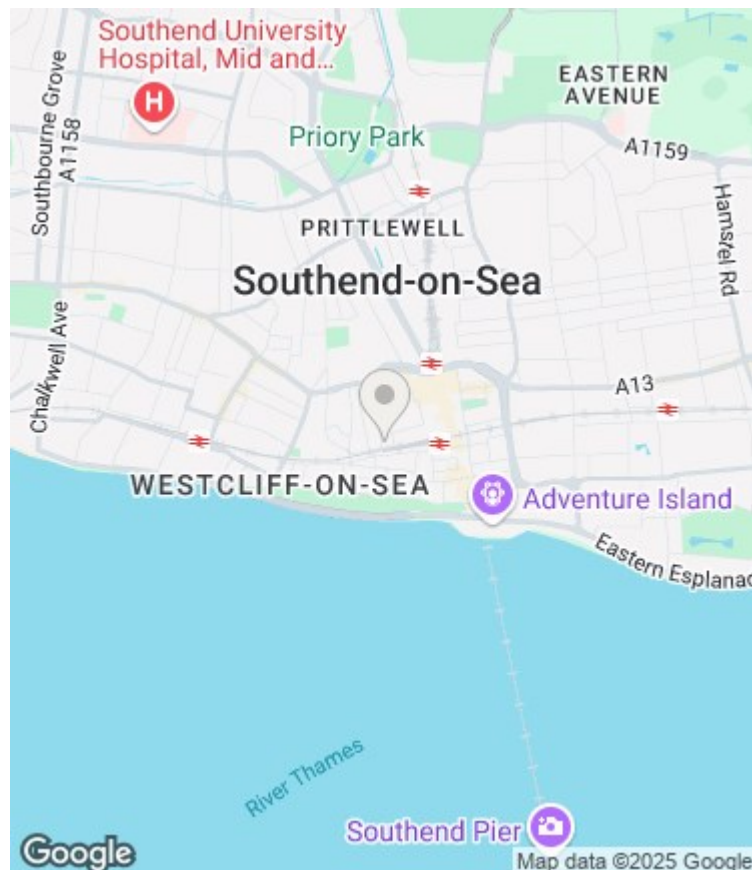
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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

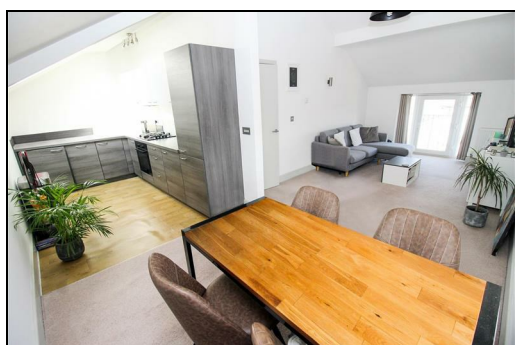
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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.



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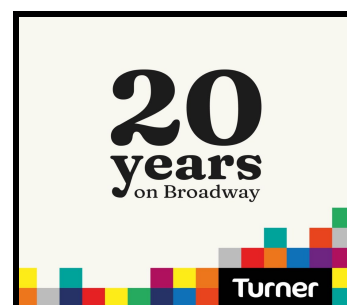




STUNNING FIRST FLOOR APARTMENT  
HISTORIC PERIOD BUILDING  
HIGH QUALITY SHOWER ROOM  
GERMAN CRAFTED KITCHEN WITH APPLIANCES  
SECURE GATED ACCESS

FINISHED TO A HIGH STANDARD THROUGHOUT  
DOUBLE BEDROOM  
OPEN PLAN KITCHEN / LIVING AREA  
GAS CENTRAL HEATING  
ALLOCATED PARKING SPACE

**Flat 4 Coal Lofts, Princes Street,  
Southend On Sea  
£220,000**





WELCOME TO NO 4 COAL LOFTS. POSITIONED WITHIN THIS AWARD WINNING DEVELOPMENT ON THE EDGE OF A CONSERVATION AREA WITH GATED ACCESS. Once inside the communal entrance hall, stairs rise to the first floor. A solid entrance door leads into the entrance hall with radiator and smooth ceiling with downlighters. The open plan Kitchen / Living Area has a double glazed door opening onto a Juliette balcony to the front, obscure double glazed window to side and Velux window to rear, range of two tone eye and base level units with work surface over incorporating sink unit, built in Bosch electric oven, four ring gas hob with extractor fan over, integrated washer / dryer, dishwasher and fridge / freezer. The double bedroom has a double glazed window to front and further Velux window, radiator and smooth ceiling. A modern shower room with high quality fittings completes the accommodation. Externally the property is approached via a secure gated access and benefits from an ALLOCATED PARKING SPACE.

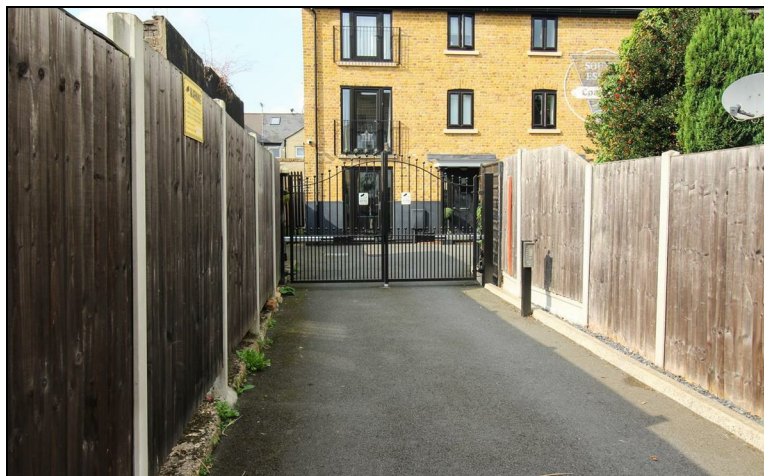
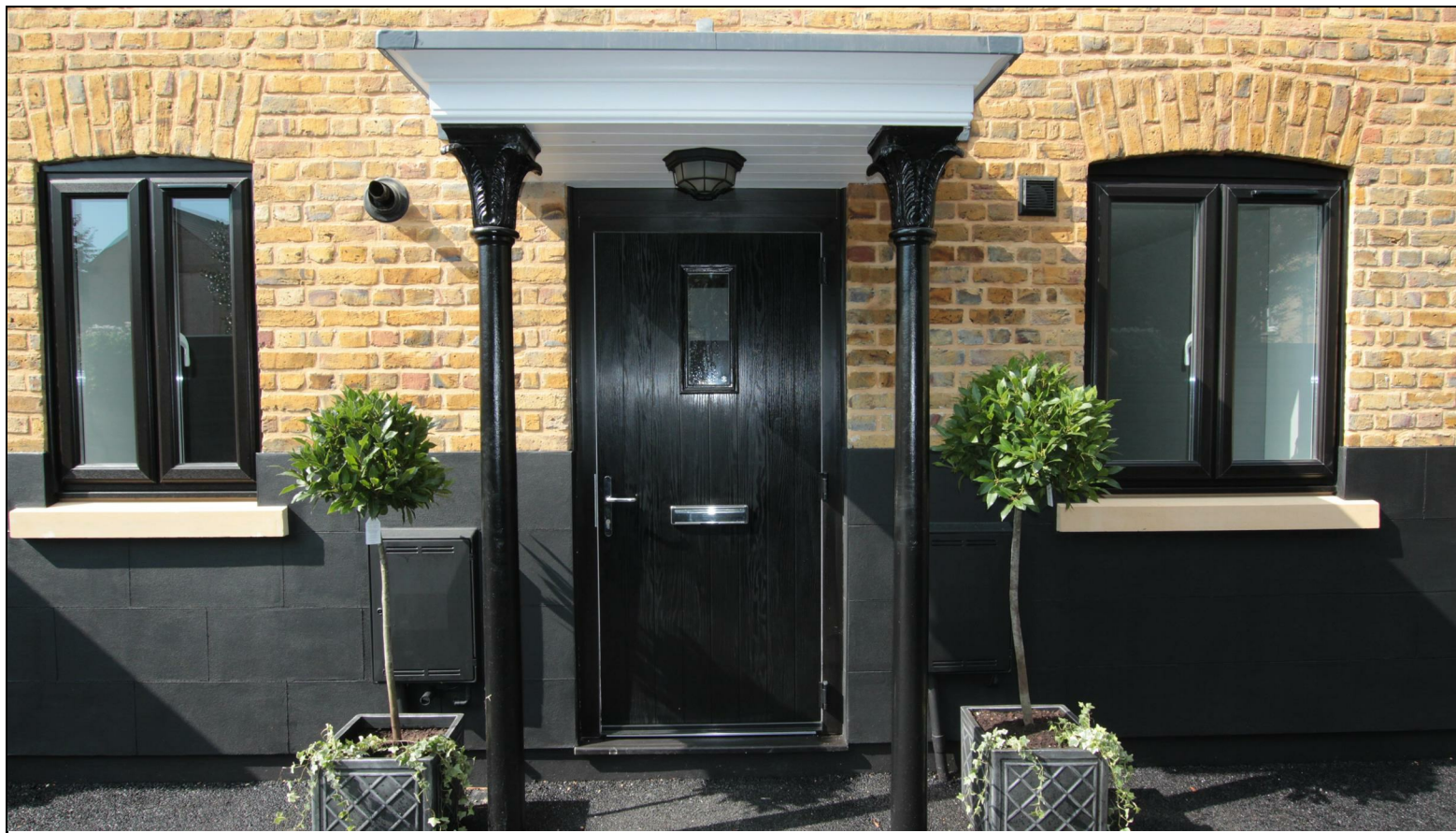
 1

 1

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 C

Council Tax Band : B



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ENTRANCE HALL  
10'2" x 3'2"

ALLOCATED PARKING  
SPACE

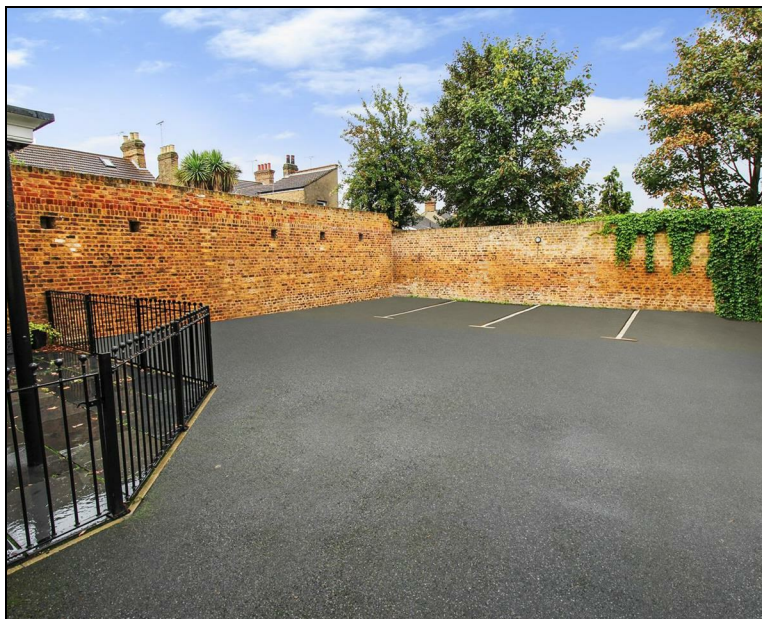
OPEN PLAN KITCHEN /  
LIVING AREA  
22' x 20'6" reducing to  
10'

AGENTS NOTES

BEDROOM  
10'11" x 10'1"

SHOWER ROOM  
8'11" maximum x 7'4"  
maximum

SECURE GATED ACCESS



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01702 710555

