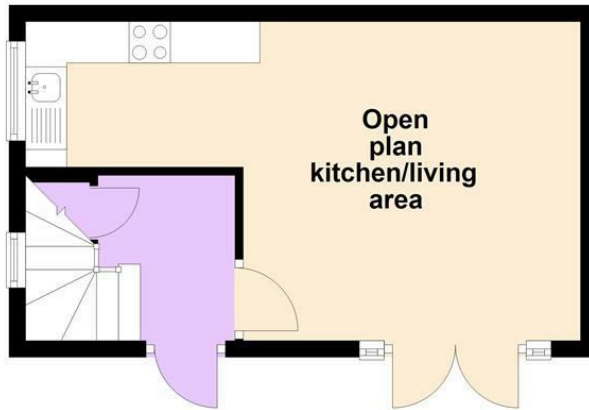


Ground Floor



First Floor



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

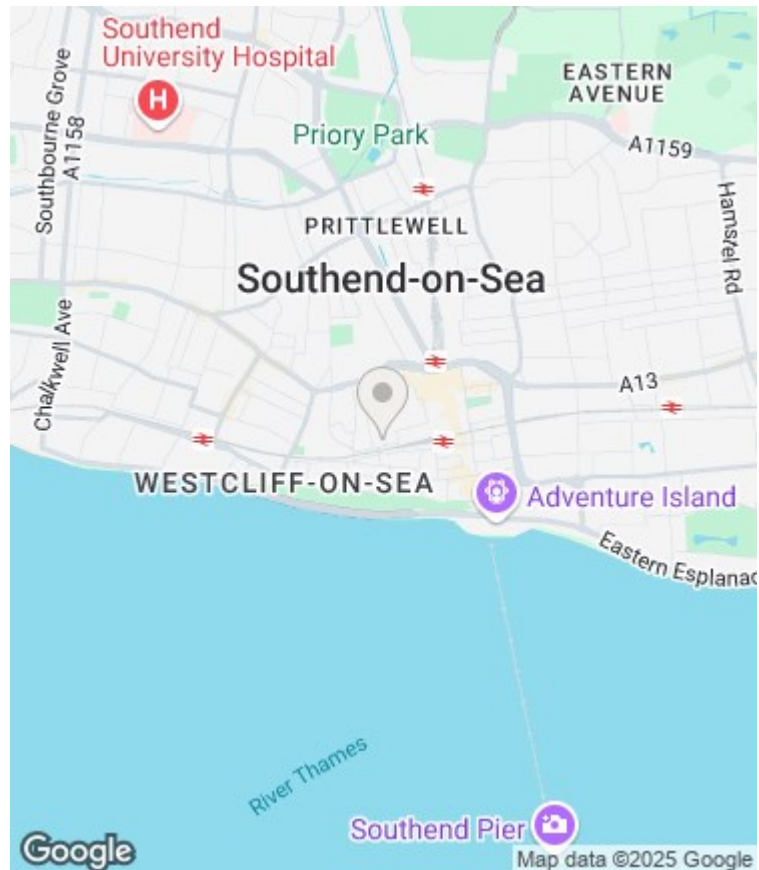
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



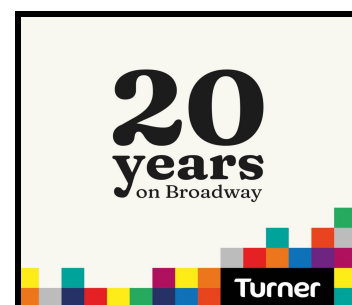
Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



STUNNING DUPLEX APARTMENT
HISTORIC PERIOD BUILDING
LARGE FOUR PIECE HIGH QUALITY BATHROOM
OPEN PLAN KITCHEN / LIVING AREA
CLOSE TO CITY CENTRE, TRAIN STATIONS,
UNIVERSITY AND SEA FRONT

FINISHED TO A HIGH STANDARD THROUGHOUT
DOUBLE BEDROOM
GERMAN CRAFTED KITCHEN WITH APPLIANCES
SECURE AGTRED ACCESS

**Flat 3 Coal Lofts, Princes Street,
Southend On Sea
£275,000**



WELCOME TO NO 3 COAL LOFTS. POSITIONED WITHIN THIS AWARD WINNING DEVELOPMENT ON THE EDGE OF A CONSERVATION AREA WITH GATED ACCESS. A double glazed entrance door opens into the entrance porch with double glazed window to front, stairs to first floor with cupboard under, engineered Oak floor and smooth ceiling with downlighters. The open plan kitchen / living area has a double glazed window to front and double glazed French doors to side, range of two tone eye and base level units with work surface over incorporating sink unit, built in Bosch electric oven with Bosch four ring gas hob and extractor fan over, integrated washer / dryer, dishwasher and fridge / freezer, extractor fan, smooth ceiling with downlighters, engineered Oak flooring. On the first floor there is a double bedroom with built in wardrobe and a large four piece bathroom with modern suite comprising panelled bath, pedestal wash hand basin, low level W.C and walk in shower cubicle, tiled floor, extractor fan and heated towel rail. Externally the property is approached via a secure gated entrance and benEfits from an ALLOCATED PARKING SPACE.

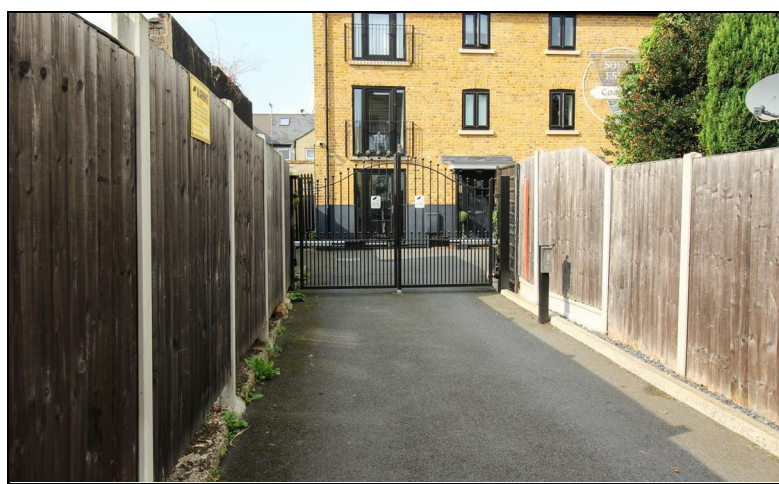
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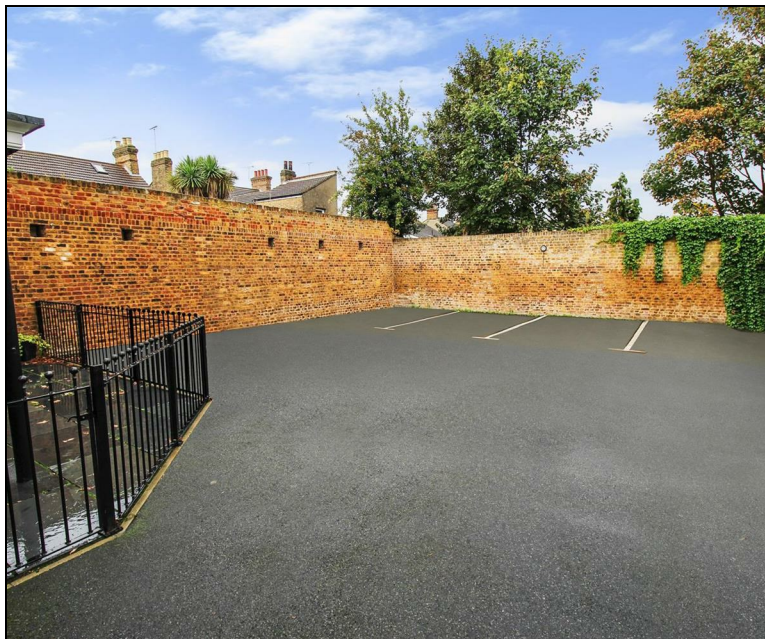
 1

 1

 C

Council Tax Band :





ENTRANCE PORCH
8'4" x 6'8"

ALLOCATED PARKING
SPACE

OPEN PLAN KITCHEN /
LIVING AREA
22'2" reducing to 13'5" x
12'7"

AGENTS NOTES

BEDROOM
12'9" x 10'8"

BATHROOM
10'10" reducing to 7'10"
reducing to 5'9"

DUPLEX APARTMENT