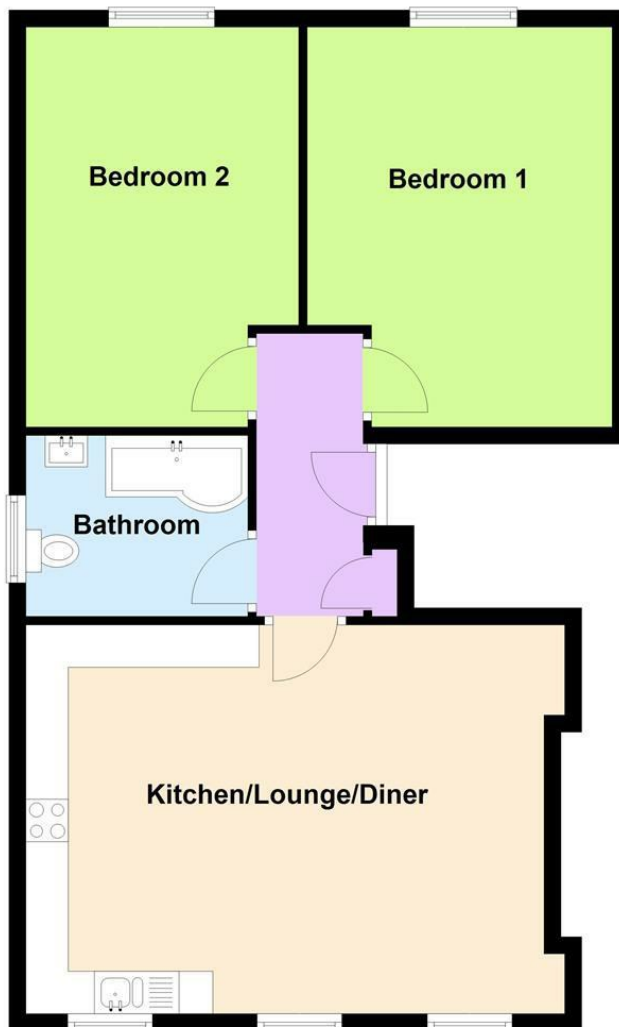


Third Floor



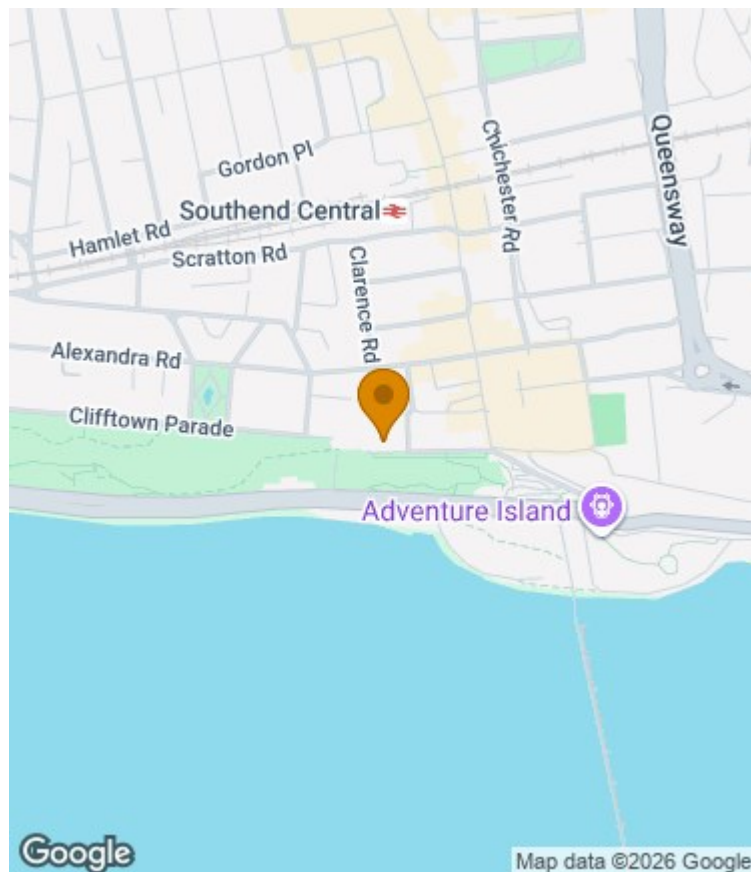
Energy Efficiency Rating

	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	

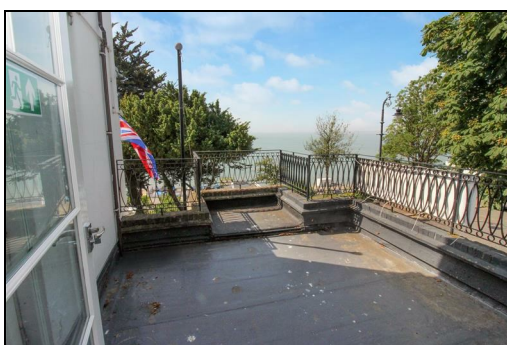
Viewing

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 Sales & Lettings 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

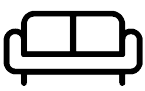
TWO HUGE DOUBLE BEDROOMS
KITCHEN / LIVING ROOM WITH APPLIANCES
NO ONWARD CHAIN

Royal Terrace, Southend-On-Sea
Asking Price
£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 APLLIANCES 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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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

12'4'7" x 11'10" (37.97m x 3.61m)

BATHROOM

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

SUN DECK

ALLOCATED PARKING SPACE

LEASE DETAILS

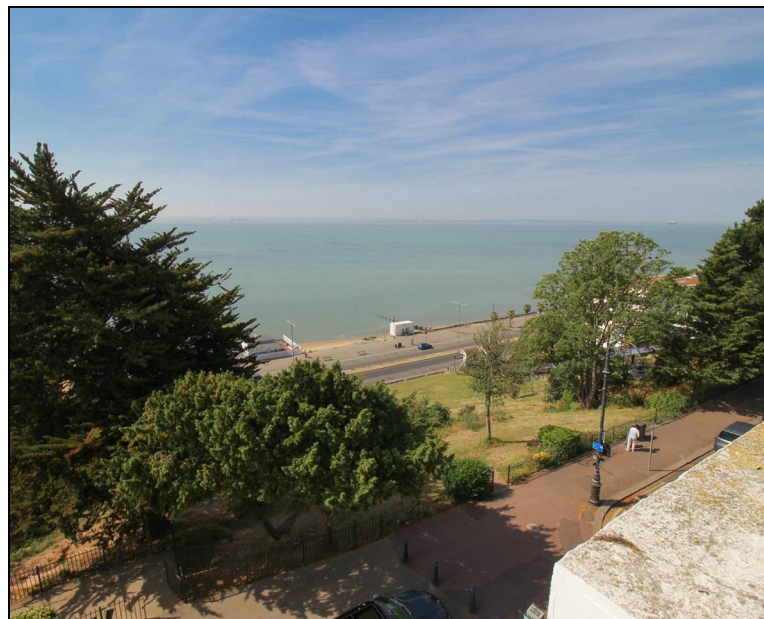
LEASE - 125 YEARS FROM 17.03.2021 - 119 YEARS UNEXPIRED

GROUND RENT N/A

SERVICE CHARGE N/A

THE ABOVE

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



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