



Tower Court, Westcliff on sea

STUNNING SEA VIEWS: Castle Estate Agents are pleased to offer FOR SALE this 3 BEDROOM apartment situated on Westcliff sea front in this very well maintained block on the 5TH floor with stunning VIEWS OUT OVER THE ESTUARY towards KENT, LONDON and HADLEIGH CASTLE, benefiting from its own GARAGE.

- 3 Bedrooms
- Stunning sea views
- Communal parking
- Balcony
- Care taker
- 5th Floor apartment
- Ample storage
- Sea front location
- Own garage
- Long lease

£280,000 Leasehold

Front aspect

Communal doors leading to large communal reception area with care takers office, doors to communal parking to rear and garage, 2 x lifts and stairs to all floors, this property is situated on the 5th 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, 2 x large storage cupboards, a range of modern fitted units forage and hanging items, down lighters.

Lounge open to Kitchen 22' 8" by 15' 2" (6m 91cm by 4m 62cm), () Max

LOUNGE AREA: Power points, tv point, double glazed sliding patio doors to the side aspect to balcony and West facing balcony with panoramic views, down lighters, entry phone system, White high gloss fitted wall units with flat screen tv inset, open to:

Kitchen area

Double glazed window to the side aspect with wood blinds to remain with panoramic views, down lighters, tiled mosaic style splash backs, White high gloss eye level and base level units incorporating a double oven, 2 ring ceramic hob, stainless steel round sink and single drainer with mixer taps, roll top work surfaces, power points, space for fridge freezer, integral washing machine and dish washer, tiled flooring.

Bedroom 1 16' 8" by 14' 7" (5m 8cm by 4m 44cm), () Max

Double glazed sliding patio doors to the side aspect and in closed balcony with a further double glazed window with panoramic views West, a range of White high gloss fitted wardrobes and fitted chest of drawers, power points, floating unit, wall mounted flat screen tv, down lighters.

Bedroom 2 15' 9" by 9' (4m 80cm by 2m 74cm), ()

Double glazed window to the side aspect with panoramic views West, power points, down lighters, fitted wardrobes.

Bedroom 3 7' 9" by 6' 5" (2m 36cm by 1m 96cm), ()

Down lighters, power points, tv point, telephone point.



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.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted electric shower over, fully tiled and extractor fan, down lighters, tiled flooring.

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	62	76
(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		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.



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.



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.