

**SCOTT &
STAPLETON**

PALMEIRA COURT
Westcliff-On-Sea, SS0 7RU
Offers In Excess Of £270,000





PALMEIRA COURT

£270,000

WESTCLIFF-ON-SEA, SS0 7RU

Scott & Stapleton are excited to offer for sale this impressive penthouse apartment within a large mansion block conversion just off Westcliff seafront.

This super property benefits from far reaching southerly views towards the Thames estuary and has bright & spacious accommodation including 3 good size bedrooms, spacious lounge, luxury fitted kitchen with integrated appliances & a modern fitted shower room.

There are also the added attractions of allocated off street parking, a long lease & reasonable service charges.

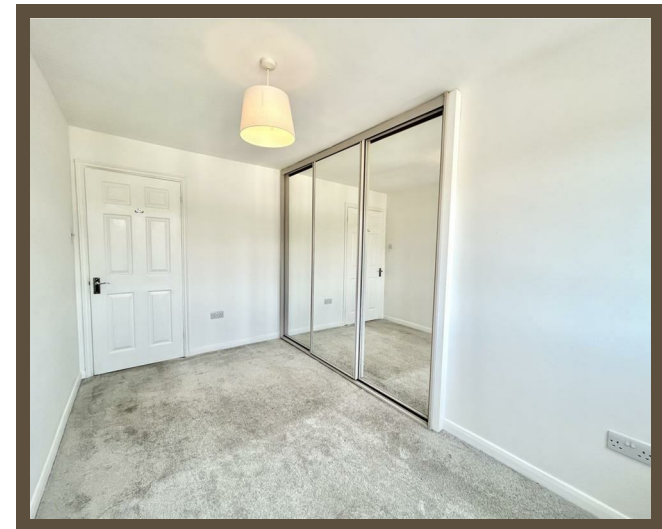
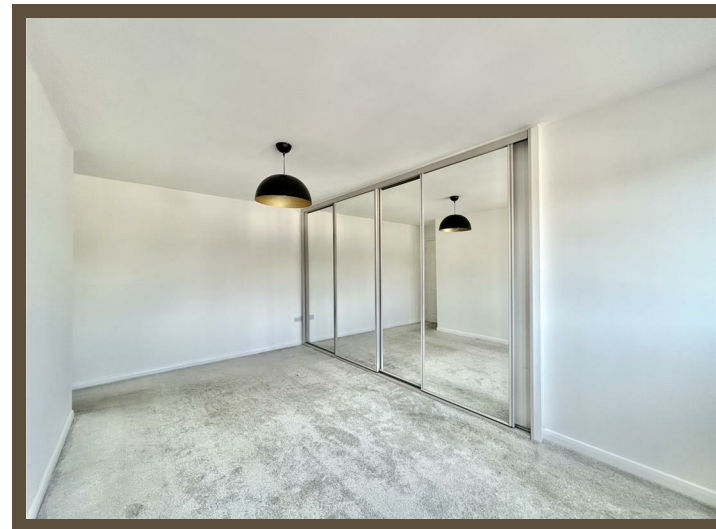
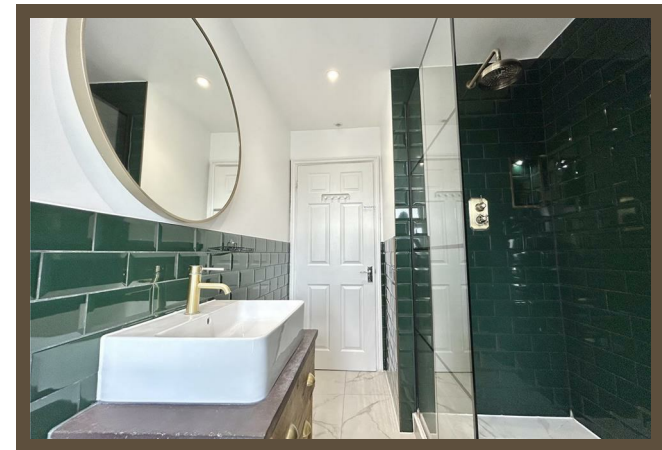
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Located in a highly desirable location within yards of Westcliff seafront, the Cliff Pavilion & the popular Arches cafes. Westcliff mainline railway station & Hamlet Court Road shopping facilities are also close to hand.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a fabulous apartment in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door with intercom leading to communal entrance hall with stairs to all floors. Personal entrance door leading to entrance hall.

Entrance hall

4.5 x 1.9 (14'9" x 6'2")

Large, impressive hallway with laminate flooring, fitted storage cupboard, loft access, intercom & thermostat control. Panelled doors to all rooms.

Lounge

4.4 x 4.2 (14'5" x 13'9")

Large UPVC double glazed picture window to rear with far reaching views towards the Thames Estuary. Double radiator.

Kitchen

3.4 x 2.5 (11'1" x 8'2")

UPVC double glazed window to rear with views towards the Thames estuary. Luxury range of base & eye level Shaker style units with matching drawer pack. wall mounted Ideal combination boiler (not tested), in matching cupboard. Integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, washing machine & wine cooler. Solid wooden worktops with inset sink & mixer tap, tiled splashbacks, ceiling spotlights.

Bedroom 1

4.9 x 3.5 (16'0" x 11'5")

UPVC double glazed window to front. Range of luxury fitted wardrobes with mirrored fronts. Radiator.

Bedroom 2

3.9 x 2.9 (12'9" x 9'6")

UPVC double glazed window to front. Range of luxury fitted wardrobes with mirrored fronts. Radiator.

Bedroom 3

3.9 x 2.2 max (12'9" x 7'2" max)

UPVC double glazed window to front. Radiator.

Shower room

3.4 x 1.8 (11'1" x 5'10")

Obscure UPVC double glazed window to rear. Luxury suite comprising of large walk in shower with glass screen, low level WC & wash hand basin on plinth with mixer tap having drawers below. Part tiled walls, heated towel rail, ceiling spotlights.

Externally

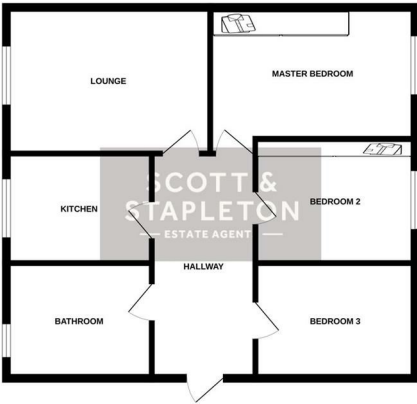
Hardstanding to rear with allocated parking for 1 car. Bin storage.

Lease details

The vendor informs us of the following:

157 years remaining of the lease.
Service charge approx. £1,200 per annum
Ground rent £20 per annum.

GROUND FLOOR



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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