



Tower Court

Westcliff-on-Sea

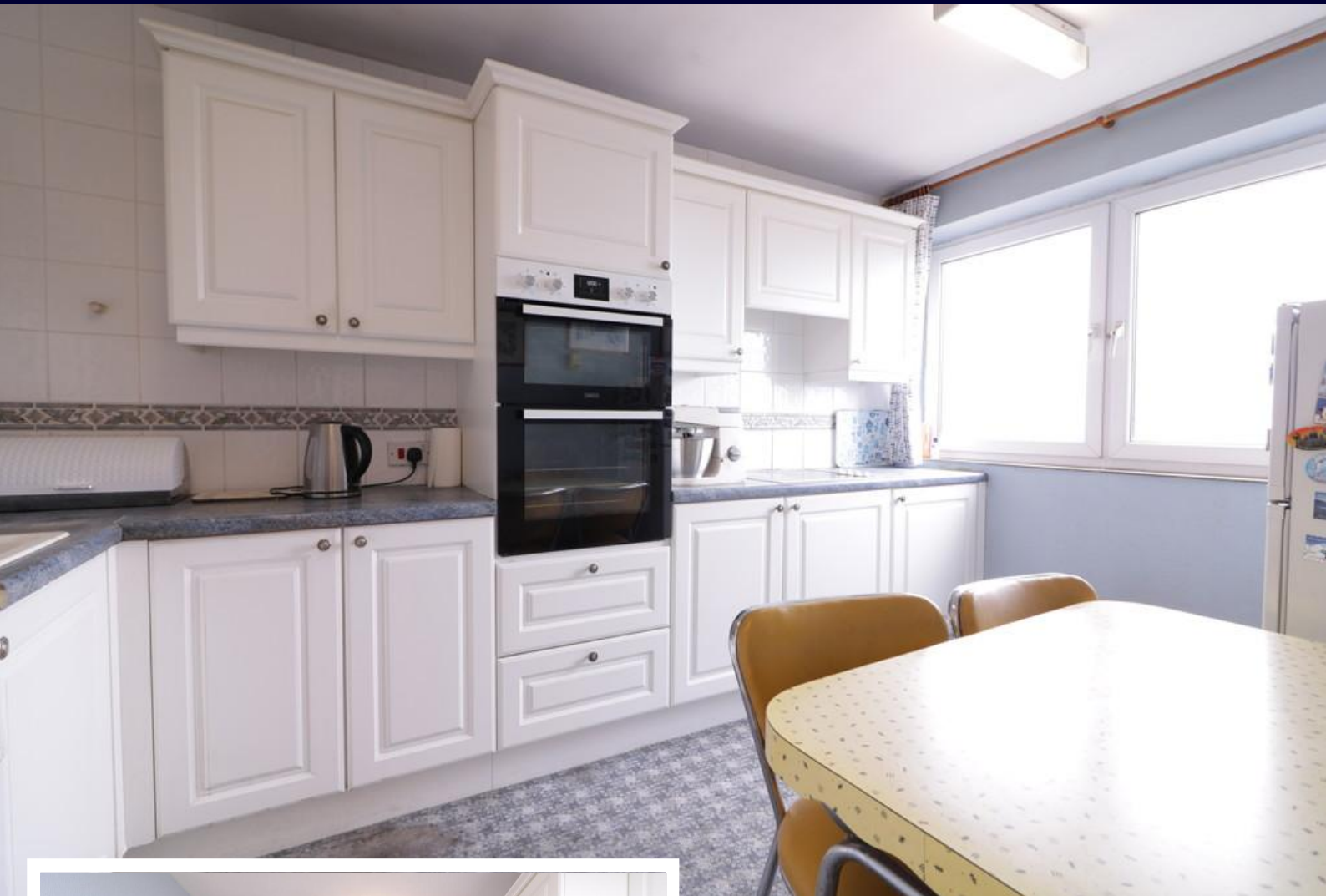
- THREE BEDROOM APARTMENT
- ESTUARY VIEWS FROM EVERY ROOM
- TWO BALCONIES
- LOUNGE/DINER



Guide Price £295,000

Hair & Son offer this three double bedroom 9th floor apartment in the popular Tower Court development. Offering very generous accommodation and stunning estuary views from every room, an impressive lounge/diner with balcony, bathroom & wc, kitchen, main bedroom with balcony and two further bedrooms.





Hair & Son offer this three double bedroom 9th floor apartment in the popular Tower Court development.

Offering very generous accommodation throughout with each room providing stunning views of the Thames estuary across Westcliff towards Hadleigh and beyond.

The hallway has three storage cupboards and doors to all principle rooms.

The main bedroom measures 17'3 x 10'3 and has a door and window out to a semi-enclosed balcony.

There are two further double bedrooms both with the views of the estuary.

A bathroom and separate wc both have borrowed light from the kitchen.

The well proportioned lounge/diner has plenty of space for seating and a dining table, there is a double glazed sliding door that opens out to the second balcony. A door from the lounge leads into the kitchen which has a range of units, space for a small table and chairs and views of the estuary.

Access is provided via a communal door and entry phone system into the communal hall with both passenger and goods



lifts to all floors.

There is communal parking on a first come first served basis.

Situated on the top of the cliff gardens in Westcliff, Tower Court is in an enviable position, within easy access to Westcliff seafront, Southend centre, The Cliffs Pavilion theatre and Westcliff train station to London Fenchurch Street.

Generally in need of updating throughout, this spacious property is a great opportunity to acquire and alter to a preferred taste and possible change of layout to suit. Offered with no onward chain.

COMMUNAL HALLWAY

LIFTS TO ALL FLOORS

HALLWAY

LOUNGE/DINER

20' 7" x 12' 5" (6.27m x 3.78m)

BALCONY

KITCHEN

12' 5" x 8' 4" (3.78m x 2.54m)

BEDROOM ONE

17' 3" x 10' 5" (5.26m x 3.18m)

SEMI ENCLOSED BALCONY

BEDROOM TWO

14' 1" x 8' 4" (4.29m x 2.54m)

BEDROOM THREE

14' 1" x 7' 0" (4.29m x 2.13m)

BATHROOM

SEPERATE WC

LEASE

Share of freehold

We understand there is 941 years remaining on the current lease

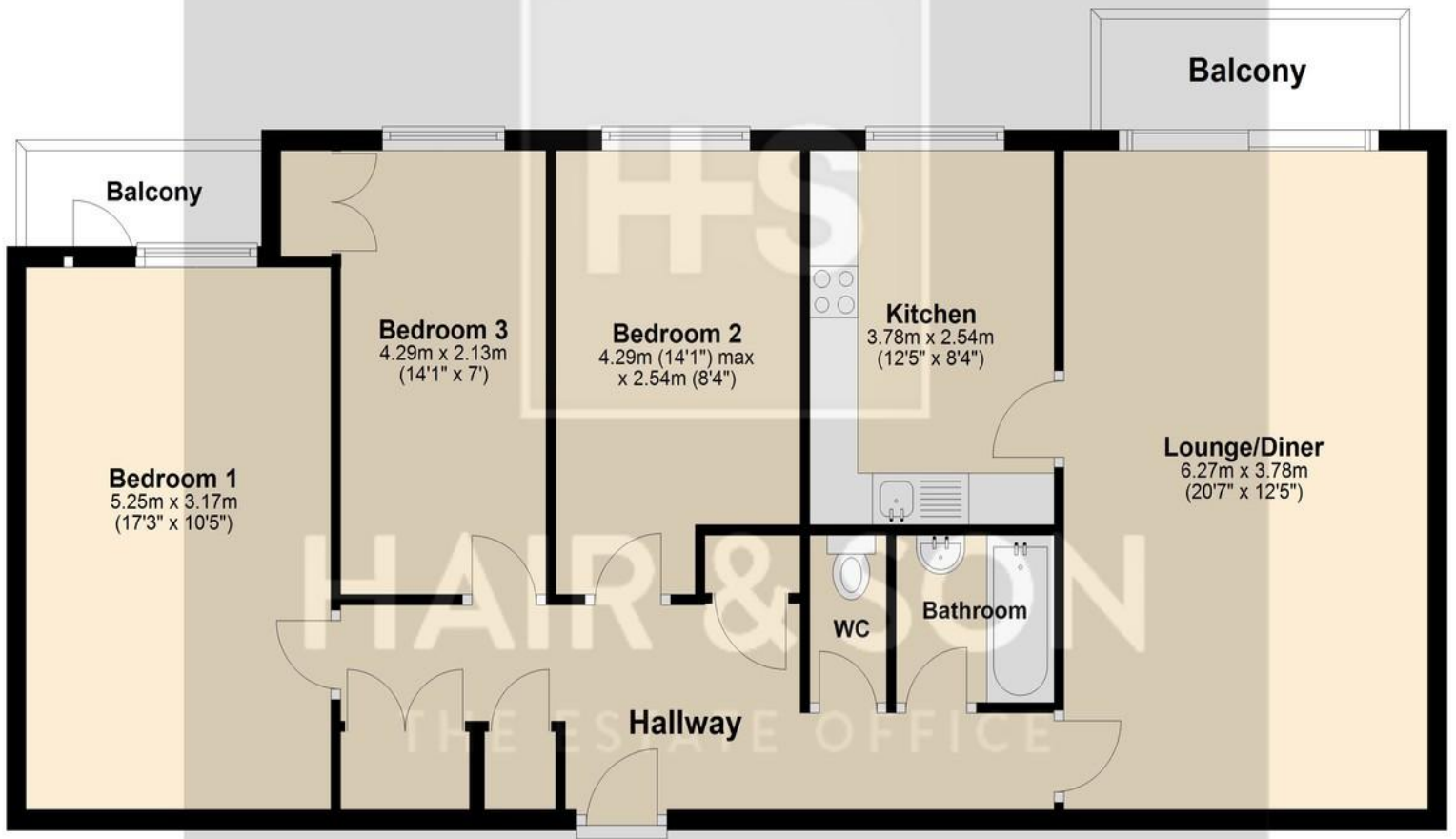
Service charge including maintenance and buildings insurance £2060 per annum.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ninth Floor

Approx. 89.9 sq. metres (967.6 sq. feet)



Total area: approx. 89.9 sq. metres (967.6 sq. feet)

Regulated by RICS

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