



**DEDMAN
GRAY**

www.dedmangray.co.uk

Flat 48, Napier Court West, Gordon Place

Southend-On-Sea

In Excess of **£275,000**



Situated in the City centre is this spacious Duplex Penthouse apartment which provides incredible panoramic views across Southend including sea glimpses. The property is close to major rail links serving both London's Liverpool & Fenchurch Street lines, seafront and within two stops of London Southend Airport and benefitting from no onward chain. The accommodation comprises: Lift service to all floors via security entry system. Spacious entrance hall, two double bedrooms and a modern shower room. To the first floor there is a utility room plus large open plan living/dining and kitchen area with panoramic views of the sea and Town. Further benefits include double glazed windows, electric storage heating and vast amounts of storage. There is also a parking space via this secure parking arrangement. Napier Court West is located in the heart of the City of Southend offering excellent access to the City Centre, major rail links servicing London's Fenchurch and Liverpool Street lines and the seafront.

- DUPLEX ACCOMMODATION
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN AREA
- CLOSE TO CITY CENTRE
- MODERN BATHROOM
- SECURITY ENTRY SYSTEM WITH LIFTS TO ALL FLOORS
- UTILITY ROOM / CUPBOARD
- NO ONWARD CHAIN

Communal entrance

Entry via security entry phone system, stairs and lift to all floors, entrance door to:

Entrance hall 18' 0" x 5' 1" (5.49m x 1.55m)

Storage heater, wall mounted entryphone, laminated flooring, coving to textured ceiling, walk in cupboard with textured ceiling and lighting 4'4 x 3'7, further built in cupboard with shelf

Modern Shower Room/W.C 7' 7" x 6' 5" (2.31m x 1.96m)

Double glazed window to side with obscure film over, large shower cubicle with shower and further rainfall shower over, wash hand basin with mixer taps, low flush WC, laminate flooring, textured ceiling with extractor fan and spot lights , wall mounted medicine cupboard

Bedroom 1 11' 4" x 10' 9" (3.45m x 3.28m)

Coved ceiling, floor to ceiling double glazed bay window to rear providing lovely views across the town, wall mounted storage heater, ceiling light and fan to remain.

Bedroom 2 11' 8" x 8' 1" (3.56m x 2.46m)

Double glazed window to rear, wall mounted electric heater, coving to textured ceiling, built in wardrobe with hanging rail and shelving

Inner Hall

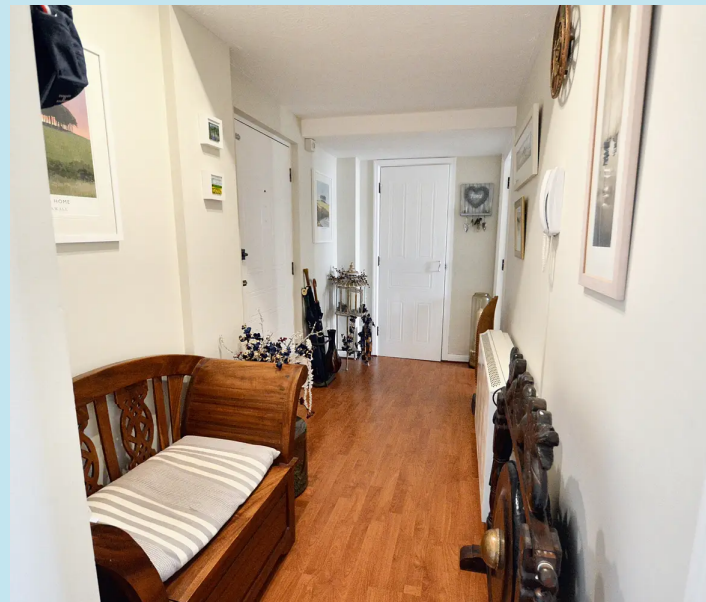
Double glazed window to rear, stairs to first top floor, coving to textured ceiling, wall mounted electric heater

Utility Cupboard 8' 3" x 4' 2" (2.51m x 1.27m)

Vinyl flooring, hot water cylinder, space for washing machine and fridge/freezer.

Lounge/Kitchen 18' 3" x 18' 3" (5.56m x 5.56m)

Inset down lighters, wall mounted security entry phone system, loft hatch, two feature circular windows enjoying views across the City and sea glimpses, modern wall mounted storage heater, tv and telephone points, ceiling light and fan to remain and open plan to: KITCHEN which comprises a modern range of base and eye level units complimented with roll edge work surfaces with inset circular sink unit and mixer tap, 'Bosch' four ring electric hob with 'Bosch' built in oven under, extractor hood above, integrated 'Bosch' microwave and 'Bosch' fridge, coved ceiling with inset down lighters, double glazed window to side enjoying panoramic views across the City, tiling to floor and walls.





Garden

Beautifully maintained communal gardens, hard standing pathway, remainder being laid to lawn with a pretty array of mature shrubs and flowers.

Secure Gated

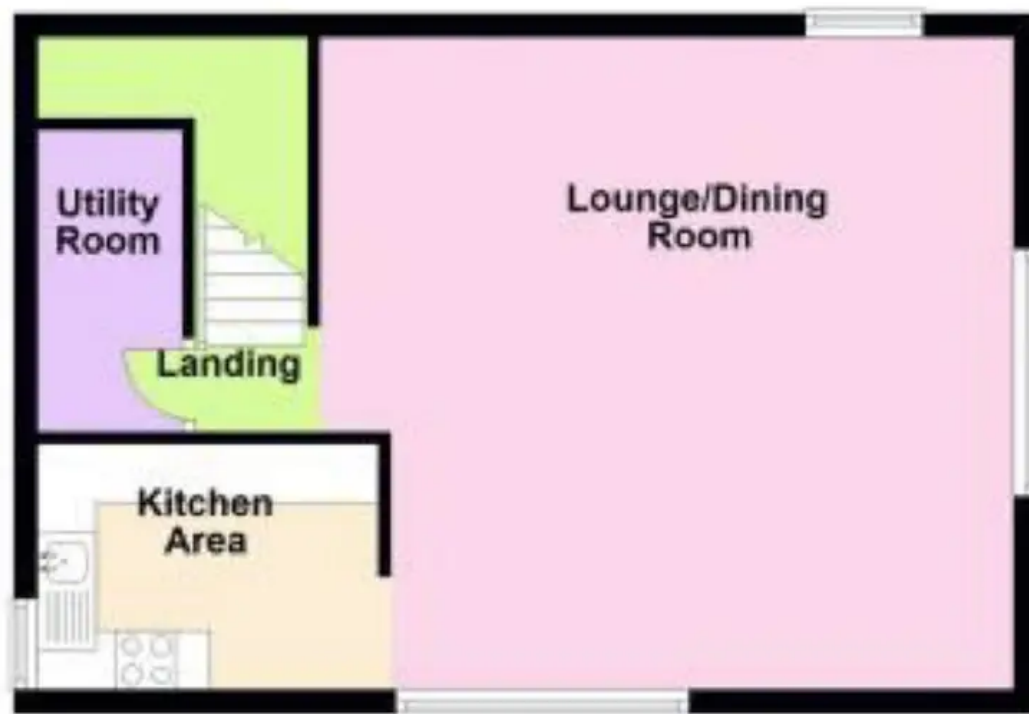
1 Parking Space

Secure allocated parking for one vehicle.

Second Floor



Top Floor





Dedman Gray

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