



HUNT ROCHE
GARRISON BUREAU

Parade Walk, Historical Garrison Location
£650,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview:

Having been presented to the highest of standards is this simply divine purpose built first floor apartment which is not only positioned within the highly desirable Garrison development but on a beachfront location offering just sensational uninterrupted sea views over the Thames Estuary.

The Living Room offers generous space with ample space for a dining area. The focal part of the room is an almost full height window offer picturesque views of the sea with door out to a partially covered 'corner' Balcony/Sun Terrace.

The principle bedroom suite offers sliding patio doors providing direct access to the personal Balcony space, with far reaching views. The bedroom is fitted with three sets of built in wardrobes and access to a truly impressive four piece en-suite bathroom/shower room all presented to a very high standard.

There is a further double 'Guest Bedroom' with further fitted wardrobes and a further Shower Room/Guest WC accessed from the Reception Hallway.

The Kitchen offers an extensive range of cabinetry with granite worktops with an array of integrated appliances to include washer/dryer, fridge/freezer, dishwasher, oven, microwave and five ring gas hob. There is also ample space for the addition of a dining / breakfast table.

Externally, the grounds are low maintenance and a few yards along the footpath is access onto the beach front. Parking is provided by secure enclosed garage area with two parking spaces, refuse store and personal storage.

Viewing Essential!!!

Shoebury Garrison is of significant historical importance with the iconic Clock Tower which overlooks the central parade area (Horseshoe Crescent), a quaint Cricket Pitch complete with Pavilion which is utilised by the Southend-on-Sea Cricket club during the Summer months. There is a quaint cafe recently opened within the Grade II listed 'Cart & Wagon' Shed with play park nearby. Set on the outer edge of the development there is a newly constructed Primary School together with a Convenience Store and the newly opened 'Lidl'. The Gunners Park Nature Reserve incorporates the Shoebury Old Ranges Site of Special Scientific Interest (SSSI) and the Coastguard Station Grounds Local Wildlife Site.



- *Exquisite BEACHFRONT APARTMENT with a glass panelled Balcony offering uninterrupted Sea views across the Thames Estuary towards the Kent Coastline*
- *Truly impressive generous size Living Room with almost full height window to front aspect offering 'picturesque' views and access to Balcony*
- *Principle Bedroom Suite with built in wardrobes, a four piece luxurious ensuite and direct access to personal Balcony*
- *Generous size Kitchen / Breakfast Room with an array of integrated appliances*
- *Modern fitted Shower Room/ Guest WC*
- *Further DOUBLE bedroom with fitted wardrobes*
- *Exceptionally well maintained and presented*
- *Share of Freehold with lower than average maintenance charges*
- *Secure underground Parking spaces for TWO cars accessed via electric gates, together with a personal storage*
- *Security Entry phone access to the well presented Communal Hallway with the benefit of Lift Access*
- *Sensational apartment that really must be viewed to truly appreciate the location of this wonderful abode*

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Entrance via: Security entry phone access leading to a well maintained and presented Communal Hallway. Stairs rising to first floor level, together with optional Lift access. Personal hardwood door inset with spyhole - leading to;

Reception Hallway: Doors to Bedrooms, Kitchen, Living Room and Shower Room. Contemporary flat panelled radiator. Door to airing cupboard with ample linen shelving. Thermostat control panel. Further cupboard to large storage cupboard. Wall mounted security entry phone handset. Smooth plastered ceiling.



Guest Cloakroom / Shower Room/WC: The suite is fitted with a luxury white suite comprising fully tiled double shower cubicle with wall panelled power shower and body jets, concealed cistern dual flush WC and wall mounted vanity wash hand basin with wall mounted mixer tap over and feature eye level wall mounted mirrors. Partly tiled walls. Tiled floor. Chrome heated towel rail. Shaver point. Smooth plastered ceiling inset with recessed lighting and extractor fan.



Kitchen/Diner: 15'6" (4.72) (including door recess) x 13'4" (4.06) High level double glazed window to one aspect. The Kitchen is fitted with a range of white eye and base level units with granite working surfaces over inset with one-and-a-quarter stainless steel bowl units with mixer tap over and grooved drainer.

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Integrated range of appliances to include full size 'Bosch' dishwasher, washing machine/tumble dryer and upright fridge/freezer. Built in eye level 'Siemens' oven with 'Smeg' microwave over. Split level 'Smeg' five ring gas hob with stainless steel splash-back and double width extractor canopy over with saucepan drawers under. Glass splash-back to working surfaces. Under unit lighting. Contemporary flat panelled radiator. Space for dining table. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.



Living Room/ Dining: 25'1" x 17'3" (7.65m x 5.26m) Almost full height double glazed 'picture window' to front with far reaching Thames Estuary views. Smooth plastered ceiling inset with recessed lighting. Wall light points. Stainless steel surround wall mounted 'Bio Ethanol' fireplace. Three contemporary flat panelled radiators.



Principal Bedroom Suite 25'2" (max) x 11'4" (7.67m (max) x 3.45m) This spacious bedroom suite has almost full width double glazed sliding patio doors providing access to the personal balcony, affording wonderful views across the Thames Estuary. Fitted with an extensive range of built in 'slide'a'robe' wardrobes. Contemporary flat panelled radiator. Smooth plastered ceiling. Door to;





Four Piece Ensuite Bathroom: 10'10" (max) x 6'10" (3.3m (max) x 2.08m)Obscure double glazed panel window to one aspect. The suite is fitted with a panelled enclosed bath with wall mounted mixer tap and separate hand held shower attachment, concealed cistern dual flush WC and wall mounted vanity wash hand basin with wall mounted mixer tap over and feature eye level wall mounted mirror to one aspect. Separate fully tiled double shower cubicle with wall panelled power shower with body jets. Partly tiled walls. Tiled floor. Chrome heated towel rail. Shaver point. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.



Balcony / Sun Terrace: Approached via the Living Room & the main bedrooms the outside space offers wood decking seating area with contemporary glass and stainless steel balustrade, affording panoramic views across the Thames Estuary. Exterior lighting.



Guest Bedroom: 15'6" x 10'8" (4.72m x 3.25m) High level double glazed window to one aspect. Double door built in 'slide'a'robe' wardrobe. Contemporary flat panelled radiator. Smooth plastered ceiling.

To the Outside of the Property:



Garage/Parking The flat benefits from two allocated parking spaces within in the secure garage which is approached via electric entry gates. Refuse store. Twin doors to personal storage unit.

Tenure: "Share of Freehold"

The maintenance Charges for the property are currently approximately £200 per month, which includes Building Insurance, communal area cleaning and general maintenance.

Agents Note; These figures are provided as guidance purposes only and any interested parties will need to have this information verified by their instructed solicitor/conveyancer.

Associated lease term; 999 years from 25/3/2013

Council Tax Band E

