







LONG LEASE! This one bedroom first floor flat is situated close to local shops and within walking distance of East Tilbury station. Features include an open plan lounge/kitchen, double bedroom, bathroom and no onward chain.

- Lounge/Kitchen 24'6 x 9'9<7'9</p>
- Bedroom 15'8 x 9'10>6'1
- Bathroom 8'7 x 6'1
- No onward chain
- Electric heating
- Double glazing
- Council Tax Band A







## **ENTRANCE**

Door leads to:

# **ENTRANCE HALL**

Entry phone, built-in storage cupboard, storage heater, carpet.

### LOUNGE/KITCHEN

24'6 x 9'9<7'9

Double glazed window to rear, range of base level units to kitchen area, inset single drainer sink unit, electric cooker with extractor hood above, further appliance spaces, power points, storage heater and fitted carpet to lounge area.

## **BEDROOM**

15'8 x 9'10>6'1

Double glazed window to rear, storage heater, fitted carpet.

# **BATHROOM**

8'7 x 6'1

With suite comprising bath, pedestal wash hand basin and low flush wc.

### **EXTERIOR**

Ample parking.

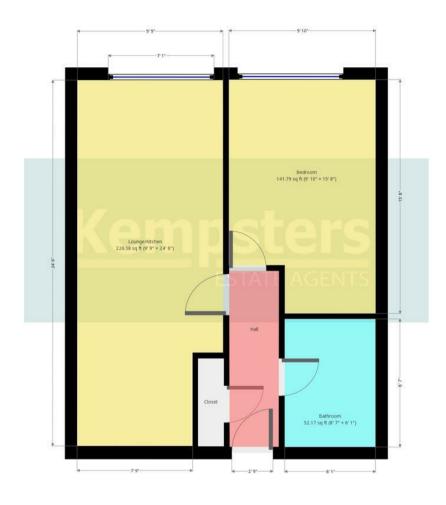
# **LEASE AND CHARGES**

Lease Remaining - Years Service Charges - £958.73 per annum Ground Rent - £200 per annum Buildings insurance: £687.08









Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shows. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the follorplan shown, all measurements, positioning, flutture, findings and any other data shown are an approximate.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

