



Kempsters
ESTATE AGENTS

Calcutta Road
Tilbury RM18 7QJ

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Asking price
£160,000

This lovely one bedroomed first floor apartment is situated close to Tilbury town centre and c2c train station. The property offers well presented accommodation and features include a spacious open plan lounge/kitchen, large bedroom stylish bathroom and a secure parking space accessed via electric gates.



- Electric heating
- Double glazing
- Juliette balcony
- Open plan lounge/kitchen 27'9 x 11'9
- Double bedroom 14'3 x 9'
- Stylish bathroom
- Secure allocated parking space
- Long lease

ENTRANCE HALL

Smooth plastered ceiling, entry phone, fitted carpet.

LOUNGE/KITCHEN

27'9 x 11'9 (8.46m x 3.58m)

Lounge area: Double glazed French doors with Juliette balcony to front, smooth plastered ceiling with inset spotlights, built-in airing cupboard, storage heater, power points, fitted carpet.

Kitchen area: Double glazed window to rear, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, fridge/freezer and washing machine to remain, part tiling to three walls, power points, tiled floor.

BEDROOM

14'3 x 9' (4.34m x 2.74m)

Double glazed window to front, smooth plastered ceiling, storage heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, wall mounted electric heater, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, tiling to bath area, shaver point, tiled floor.

EXTERIOR

Secure allocated parking space accessed via electric gates.

LEASE DETAILS AND SERVICE CHARGES

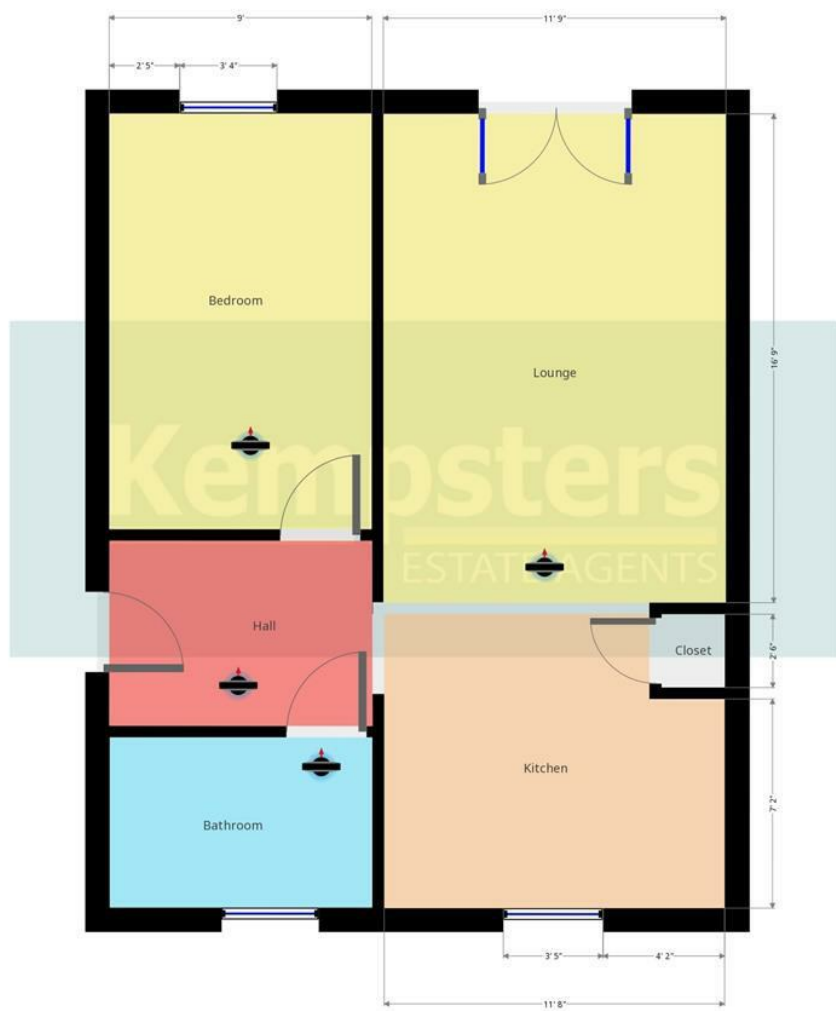
Approximately 120 years remaining on lease

Service charges: £125 per month









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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100 A				92-100 A			
81-91 B				81-91 B			
69-80 C				69-80 C			
55-68 D				55-68 D			
49-54 E				49-54 E			
44-48 F				44-48 F			
39-43 G				39-43 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	