



- GROUND FLOOR FLAT
- GARAGE
- PARKING SPACE
- LONG LEASE

41 Datchet Drive, Shoeburyness, Southend-on-Sea, SS3 8TA

£180,000

A RARE opportunity to acquire a GROUND FLOOR FLAT with a GARAGE and PARKING SPACE and COMMUNAL GARDENS located in this SOUGHT AFTER AREA. Being sold with approximately 159 years remaining on the lease with ZERO GROUND RENT.



## Property Description

### ENTRANCE LOBBY

Part glazed entrance door leads to the entrance lobby. Useful outside storage cupboard housing the electric meter.

### LOUNGE/DINER

17' 1" x 11' 7 max L shaped" (5.21m x 3.53m) Double glazed window to the front. Wood effect flooring. Electric radiator. Open plan to the :-

### KITCHEN

12' 1" x 6' 1" (3.68m x 1.85m) Newly fitted with a range of units at eye and base level with ample work surfaces over. Space and plumbing for washing machine. Induction Hob and a built under oven. Extractor cooker hood. Double glazed window to the rear. Splashback tiling. Wood effect flooring.

### INNER HALL

Useful storage cupboard. Doors to the bedroom and bathroom.

### BEDROOM ONE

9' 8 plus the door recess" x 9' 3" (2.95m x 2.82m) Double glazed window to the rear. Electric radiator. Built in sliding door mirrored wardrobe cupboard. Additional storage cupboard.

### SHOWER ROOM

Newly fitted with a 3 piece suite comprising a low level wc with a concealed cistern, vanity wash hand basin and a large walk in shower. Extractor fan. Heated towel rail.







#### GARAGE

At the rear of the property with an up and over door. Parking space adjacent to the garage.

#### COMMUNAL GARDENS

To the rear of the property laid to lawn.

#### TENURE

Leasehold.

We understand there are approximately 159 years remaining on the lease.

Zero ground rent.

Service charge. The vendor informs us the current approximate service charge is £730 per annum and includes buildings insurance, communal garden maintenance and external window cleaning.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statment. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   D	
39-54	E		
21-38	F		