

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Church Terrace, Linden Way, Canvey Island, SS8 9HZ



Offers in Excess of £215,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely two bedroom ground floor flat situated in a purpose built block which is less than 20 years old, in close proximity to Jones Corner and easy reach of local primary schools. This well presented property would make an ideal FIRST TIME BUY and benefits from having a 107 year lease, with Service charges of £1,200 per annum and Ground rent of £250 per annum.
EPC rating - C. Our ref: 13683

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Accommodation comprises:

Entrance via uPVC double glazed door to:

LOUNGE/DINER 14' 1" x 13' 4" (4.29m x 4.06m)

Skimmed ceiling. Double glazed window to front aspect. Laminate flooring. Door to INNER HALL. Opening to:



KITCHEN 8' x 6' 1" (2.44m x 1.85m)

Skimmed ceiling. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated washer/dryer. Integrated fridge/freezer.



INNER HALL

Skimmed ceiling. Airing cupboard. Laminate flooring. Doors to:

BEDROOM ONE 11' x 9' 10" (3.35m x 3m)

Skimmed ceiling. Double glazed window to rear aspect. Electric wall mounted radiator.



BEDROOM TWO 9' 10" x 8' 4" reducing to 6' 9" (3m x 2.54m > 2.06m)

Skimmed ceiling. Double glazed window to rear aspect. Electric wall mounted radiator.



BATHROOM 7' 10" x 5' 5" max (2.39m x 1.65m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



Agent's Note:
Lease length - 107 years.
Ground rent - £250 per annum.
Service charge - £1,200 per annum.



OUTSIDE OF PROPERTY:

Communal gardens and car park with unallocated parking.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.