

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Pine Close, Canvey Island, SS8 9JL



**GUIDE PRICE £200,000**

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this one bedroom ground floor flat which would make an ideal FIRST TIME BUY or BUY TO LET investment. This well presented property benefits from having a 13' 10" lounge and direct access to West backing garden, off street parking for two vehicles on driveway at the rear of the property and is situated within easy reach of local schools, shops and local routes. Lease length TBC. Ground rent - £250 per annum. Buildings insurance - £137 per annum. EPC rating - D. Our ref: 15766

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to communal hall, with personal door to:

## HALLWAY

Obscure uPVC double glazed window to front aspect. Electric wall mounted heater. Storage cupboard. Laminate wood effect flooring. Doors to:

## LOUNGE 13' 10" x 10' 6" (4.22m x 3.2m)

UPVC double glazed window to rear aspect. UPVC double glazed French style doors leading to shared GARDEN. Electric wall mounted heater.



## KITCHEN 10' 2" x 8' 6" (3.1m x 2.59m)

UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset sink with chrome mixer tap. Inset electric hob with extractor hood over and electric oven under. Integrated fridge. Integrated freezer. Integrated washing machine. Integrated dishwasher. Breakfast bar. Tiled floor.



## BEDROOM 10' x 10' (3.05m x 3.05m)

UPVC double glazed window to front aspect.



## BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Obscure uPVC double glazed window to front aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with chrome shower mixer tap. Tiled walls. Vinyl flooring.





### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned garden with pathway to front door. Right of way to side to **REAR GARDEN**.

The West backing **REAR GARDEN** measures approx. 35' x 12' 6" shared approx. 50/50 with the portion owned by this property accessed directly via French doors from the lounge, although there is no fencing in place to reflect this. Mostly laid to lawn with flower beds and shrubs. Fencing to all boundaries.

Off street parking for two vehicles on driveway at the rear of the property.



### Agent's Note:

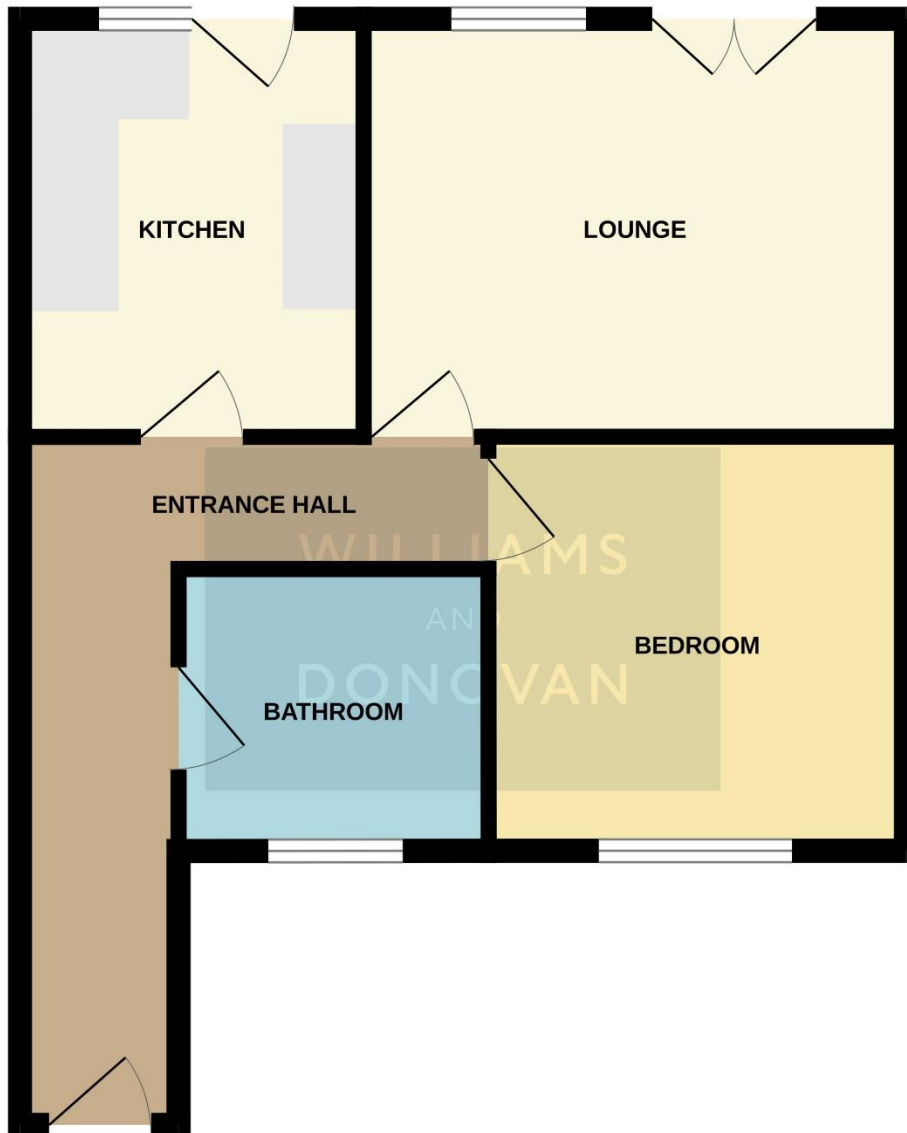
**Lease length TBC.**

**Ground rent - £250 per annum.**

**Buildings insurance - £137 per annum.**



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.