

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clevedon House, Broadlands, Thundersley, Benfleet, SS7 3BD



£200,000

Situated in a quiet location in the heart of Thundersley Village within short walking distance of all local amenities, is this well presented one bedroom ground floor flat. The property has a lease of approx. 107 years and benefits from having a 15' 2" lounge; 14' 1" bedroom; its own garage and would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - TBC. Our ref: 16509

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Accommodation comprises:

Entrance via secure entry communal door to COMMUNAL HALL. Personal solid wood door to:

HALLWAY

Built in storage cupboard. Radiator. Laminate wood effect flooring. Door to:

LOUNGE 15' 2" x 12' 5" (4.62m x 3.78m)

Two uPVC double glazed windows, with blinds to remain, to front aspect. Radiator. Laminate wood effect flooring.



KITCHEN 10' 9" x 7' (3.28m x 2.13m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space for cooker with extractor hood over. Space for fridge/freezer. Space for washing machine. Radiator. Laminate wood effect flooring.



BEDROOM 14' 1" x 8' 10" (4.29m x 2.69m)

UPVC double glazed window, with blind to remain, to rear aspect. Radiator. Laminate wood effect flooring.



BATHROOM 8' 10" x 5' 5" (2.69m x 1.65m)

Skimmed ceiling. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with shower over. Part tiled walls. Radiator.



OUTSIDE OF PROPERTY:

Communal gardens. Garage in block with up and over door.



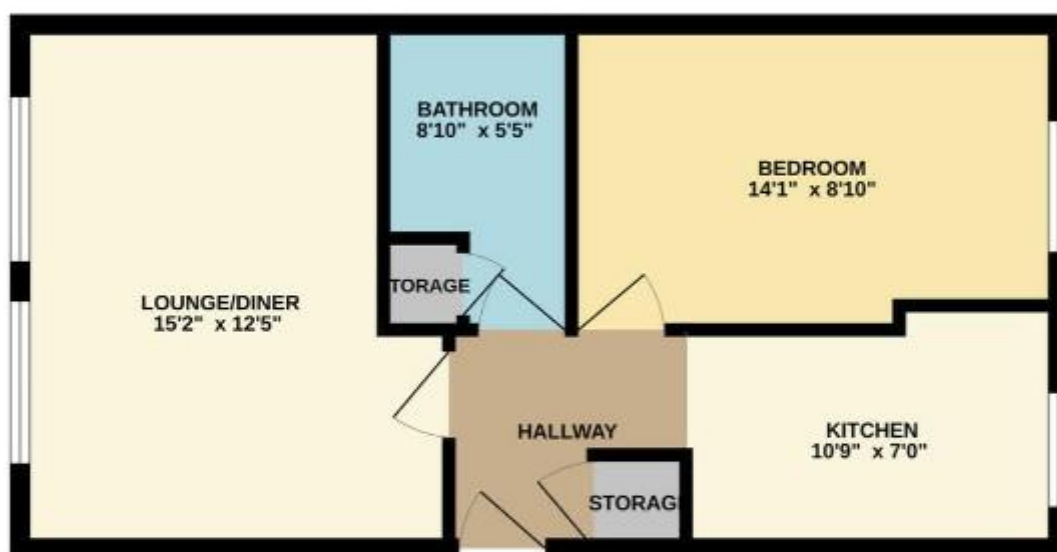
Agent's Note:

Lease length approx. 107 years

Ground rent - £250 per annum

Service charge - £224 per quarter.

GROUND FLOOR
455 sq.ft. approx.



TOTAL FLOOR AREA - 455 sq.ft. 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 vendors, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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