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This charming ground-floor flat offers a practical and well-laid-out living space, ideal for individuals or couples seeking comfort and functionality. Offering a rare opportunity to also purchase a share of freehold.

The property features a generously sized double bedroom, complete with built-in wardrobes for convenient storage. The bathroom, designed with simplicity and practicality in mind, complements the home's overall layout.

The open-plan living area creates a welcoming and versatile space, with the kitchen neatly separated by a breakfast bar—perfect for informal dining, extra workspace, or simply enjoying a coffee in the morning.

Situated in a prime location close to local amenities and well-regarded schools, this flat provides easy access to shops and cafes.

Additional benefits include an allocated parking space for added convenience. With its straightforward design, excellent location, and proximity to essential services, this flat is a fantastic option for first-time buyers or those looking to settle in a convenient and accessible area.

Call our friendly team on 01634 294864 to book your viewing today.

Lease length - 991 years

Service charge - £00.00

Ground rent - £65 per month, payable to yourself as the freeholder

EPC Rating - C

Council tax band - B

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed

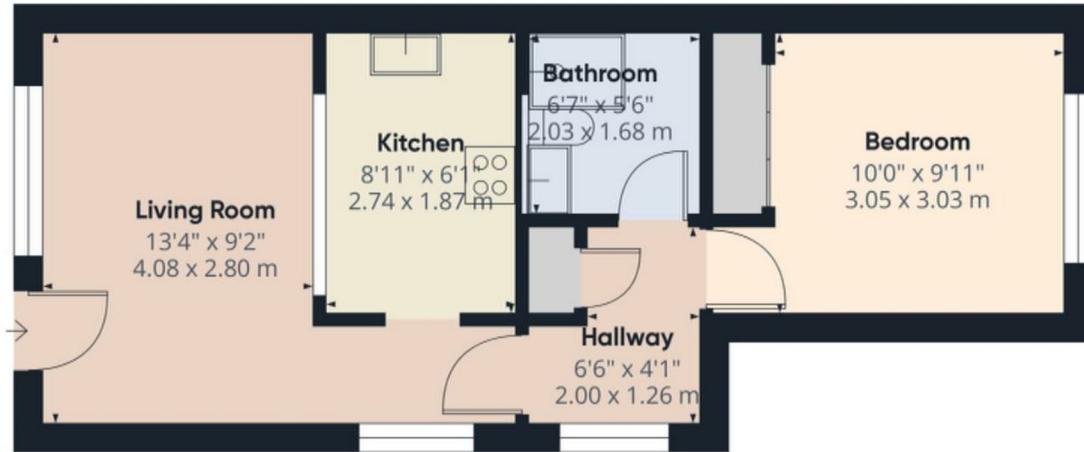


- Purchase includes share of freehold
- Fitted kitchen
- Perfect first time buy or investment opportunity
- Central heating
- Space for one car
- Ground floor flat
- Built in wardrobes
- One double bedroom



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Approximate total area⁽¹⁾
 398.39 ft²
 37.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



For further information or to arrange a viewing call 01634 89 28 28

www.islandhomeskent.co.uk

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