

1 Bedroom First Floor Flat For Sale - **£225,000**

Gunners House Gunners Rise Shoeburyness SS3 9BW



KEY FEATURES

- Double Bedroom
- First Floor Flat
- Favoured Shoebury Garrison
- Close to Beach, Parks & Train Station
- Adjacent to Cricket Green
- Double Glazed
- Gas Central Heating
- Off Street Parking
- No Onward Chain
- 100+ Year Lease

Description

This one double bedroom first floor flat is situated in the heart of the highly favoured Shoebury Garrison, adjacent to the cricket green & close to the beach, parks & train station. With further benefits including a 100+ year lease, double glazing, gas central heating, off street parking and No onward chain. Viewing is strongly advised.

Accommodation

Communal Entrance Lobby

Accessed via a double glazed front door with stairs leading to the first floor and a private door leading to the...

Hallway

Two large built-in storage cupboards, security entry phone system, fitted radiator, wood effect LVT flooring, coved and plastered ceiling. Doors leading to the...

Lounge/Diner 19' 0" x 12' 2" (5.79m x 3.71m) Max

Double glazed windows to the side elevation, fitted radiators wood effect LVT flooring, coved and plastered ceiling. Open plan to the...

Kitchen 10' 8" x 7' 7" (3.25m x 2.31m)

Selection of fitted base and drawer units with an integrated oven and washing machine. Worktops with a matching splashback, inset sink and hob with a chimney extractor above. Further selection of fitted eye level units, tiled floor and plastered ceiling with recessed spot lighting.

Bedroom 11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed windows to the side and rear elevation. Built-in wardrobes with sliding doors, fitted radiator, wood effect LVT flooring, coved and plastered ceiling.

Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Modern suite comprising of a WC, pedestal wash hand basin and a panelled bath with a thermostatic shower mixer tap and tiled surround. Fitted radiator, tiled floor and plastered ceiling with recessed spot lighting.

Off Street Parking

There is a private car park with allocated parking for one vehicle.

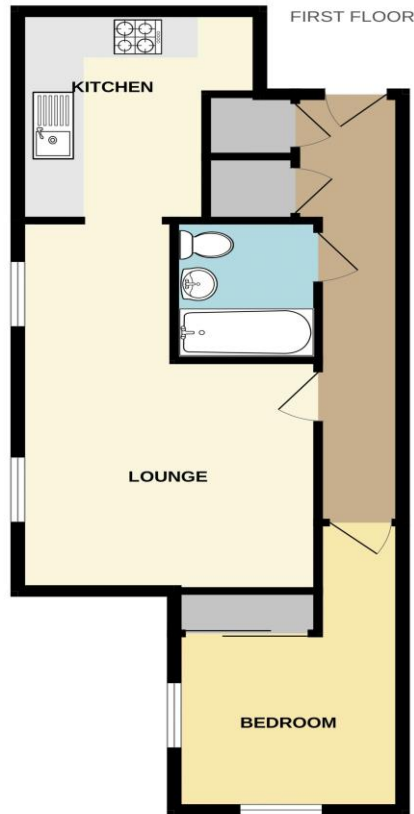
Communal Gardens

Selection of well maintained communal gardens to the rear of the property.





Floorplan



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately: **103 years.**

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.