



*12 The Riverfront Eastern
Esplanade*



**RICHARD
POYNTZ**

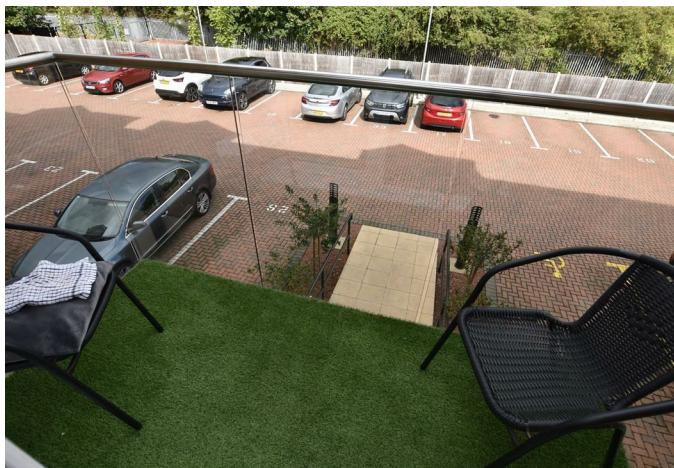
**12 The Riverfront Eastern
Esplanade
Canvey Island
Essex
SS8 7DN
£245,000**



Richard Poyntz & Company have pleasure in offering for sale this truly stunning modern large two-bed first floor apartment situated in a prominent position on Canvey's Seafrost where you will find a host of bars, restaurants all within easy reach as well as Lubbins Park Nursery, Infant and Junior School, bus routes also within easy reach.

The flat is one of the largest currently available on the market and has spacious ample living accommodation throughout, a hallway connecting to a three-piece family shower room, two good size double bedrooms, the master having an ensuite shower room and own balcony, as well as this is a superb size lounge/diner having ample space for table and chairs, access to a balcony, from here is an open plan modern fitted kitchen with white gloss units at base and eye-level with oven, hob, and extractor to remain, built-in fridge/freezer.

The property also boasts double-glazed windows and central gas-fired heating. The property has private allocated gated parking, a video entrance system giving access to communal areas, and stairs and a lift providing access to the accommodation. Offered with NO ONWARD CHAIN - Viewings are highly recommended to appreciate the size and standard of accommodation.



Communal Hall

Video intercom system giving access to communal hallway. Lift or stairs to the first floor.

Hall

Wooden entrance door giving access to a spacious hallway, coved to flat plastered ceiling, radiator, doors off to the accommodation, and double doors to large walk-in store cupboard, carpet.

Lounge/Diner

18'2x16'11 max (5.54mx5.16m max)

A superb size lounge, coved to flat plastered ceiling, UPVC French style double glazed doors giving access

to a balcony, radiator, feature wallpaper decor, opening to the kitchen, carpet. Balcony with glass screen and artificial lawn.

Balcony

Balcony with glass screen and artificial lawn

Kitchen

9'9x6'4 (2.97mx1.93m)

Flat plastered ceiling, tiling to the splashback, vinyl floor covering, modern white gloss units at base and eye-level with matching drawers and chrome handles, black marble effect rolled top work surface over incorporating four ring hob with extractor over and oven under,

stainless steel drainer sink with chrome mixer taps, built-in fridge and separate freezer.

Bedroom One

16'10 max x 9'8 (5.13m max x 2.95m)

A superb size double bedroom, coved to flat plastered ceiling, UPVC double glazed French style doors giving access to a balcony, feature wallpaper decor to one wall, radiator, door to the en-suite shower room, and carpet.

Balcony

Located off bedroom one, glass screen and artificial lawn.

En-Suite

Coved to flat plastered ceiling, tiling to the splashback areas, vinyl floor covering. A modern three piece shower room comprising push flush w/c, sink with chrome mixer taps inset into a white gloss vanity unit, shower tray with glass screen and wall mounted chrome shower.

Bedroom Two

15'9x10'3 (4.80mx3.12m)

A further good size double bedroom, coved to flat plastered ceiling, UPVC double glazed bay window, radiator, carpet.

Shower Room

Flat plastered ceiling, UPVC cladding to some walls, heated towel rail, vinyl floor covering. A modern three-piece shower room comprising sink with chrome mixer taps inset into a large vanity cupboard which also incorporates the push flush w/c, shower tray with glass screen and door with chrome wall mounted shower.

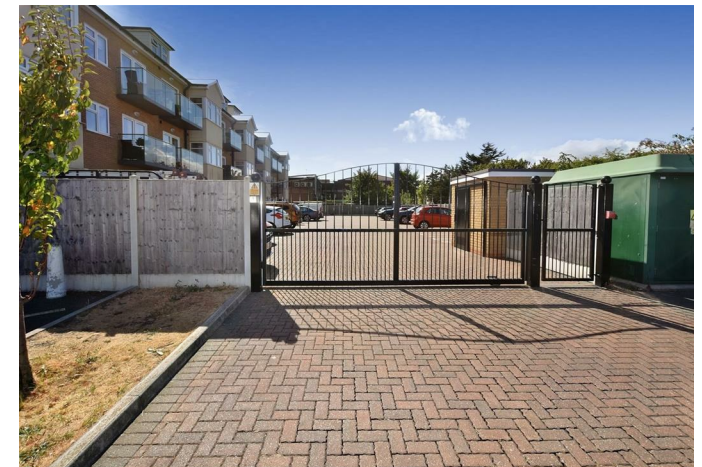
Externally

We understand there is gated allocated parking.

LEASEHOLD

This is a leasehold property and details of the lease etc will be verified by the vendor's solicitors.

Council Tax - C Band - Castle Point Borough Council.



GROUND FLOOR



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