



*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 Seafront 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 law.

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.

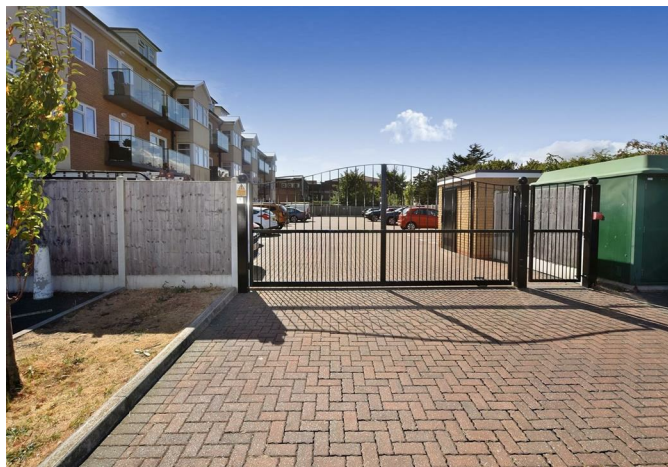
Externally

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



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.
Made with Metropix ©2023

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

