



Flat 4 Hamilton Court Long Road



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Canvey Island

Essex

SS8 0JN

£190,000



Strictly for the over 65's !! Located in this prominent Long Road position, Facing directly onto Long Road with the vibrant town centre within easy reach for its vast array of shops and cafes.

A ground-floor one-bed apartment with good size elegant lounge opens onto a modern fitted kitchen with an array of integrated appliances to remain, including an oven, hob, dishwasher, washing machine and fridge/freezer; as well as this, the property benefits from a good size larger than average balcony accessed from the Lounge which is ideal for entertaining, good size double bedroom with fitted wardrobes to remain and modern four piece bathroom suite with separate shower cubicle.

Additional benefits include 24 hours assisted care line, which is constantly managed, a manager on site; a video entry phone system; communal hallways, lounge and kitchen facilities; excellent kept gardens (at the time of inspection); and at a small cost, a visitors suite is available. The property is offered for sale with NO ONWARD CHAIN. Viewing comes highly recommended.



Communal Lounge/Kitchen Area



Hall

Electric wall mounted radiator, storage cupboard, coved to flat plastered ceiling, power points, doors off to the accommodation.

Lounge

15'4x11'3

AN elegant Lounge, Facing Long Road UPVC double-glazed French doors with shutters leading directly onto good size terrace/seating

area / Balcony with TV and power points connected, fireplace surround with electric fire, coved to flat plastered ceiling, video phone entry system and open plan to the kitchen.

Kitchen Area

11'10x7'

Coved to flat plastered ceiling, stainless steel sink unit inset to a range of rolled edge working surfaces with light wood finished units at base

and eye level, integrated dishwasher, washing machine, fridge/freezer, inset electric hob with extractor over and oven to the side all to remain, cupboard housing hot water cylinder, ceramic tiled splash backs, floor covering. Extractor fan, wall-mounted electric radiator, space for drop leaf table and chairs.

Bedroom One

14'3x10'6

A particularly good size bedroom with UPVC double-glazed window and shutters at the front elevation, power points, wall-mounted electric radiator, coved to flat plastered ceiling.

Bathroom

Attractive four piece bathroom consisting of low level w/c, pedestal wash hand basin, panelled bath, separate tiled shower with screening, heated towel rail, ceramic tiling to the balance of walls and floors, coved to flat plastered ceiling, extractor fan.

Parking

Parking Facilities at the front

Gardens located to The Rear of the property are landscaped and with seating areas.

Agents Notes - There is a guest suite available on a first-come, first-served basis for a cost per night

Council Tax B



GROUND FLOOR



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