



6 Badgers Rise Sanders Road



**RICHARD
POYNTZ**

**6 Badgers Rise Sanders Road
Canvey Island
SS8 9UN**

£200,000



Richard Poyntz & Company has the pleasure in offering for sale this truly superb two-bedroom first-floor flat situated on the ever-popular Castle View Development and being a short distance to Benfleet Station for the C2C line giving direct access to London Fenchurch Street. The property itself has a security entrance system, communal parking and two superb-sized bedrooms. The Kitchen has a gas cooker with hob (to remain) with an extractor over, a good-sized lounge and completing the accommodation is a three-piece suite bathroom. The property also boasts a good-sized loft with ample room for storage. This property also offers No Onward Chain and viewing is highly recommended.



Communal Hallway

Communal entrance door with intercom security system, stairs to own entrance door.

Hall

UPVC entrance door which leads into a rectangle hallway, storage heater, coved textured ceiling, entry phone system, door to storage cupboard which has a mega flow water system,

Kitchen

18'0" x 5'1" maximum (5.49m x 1.55 maximum) Fitted breakfast bar with roll edge work surfaces with white gloss unit at base and eye level, textured coved ceiling, gas hob with fitted extractor over with space for oven, plumbing and space for washing machine, fridge freezer space, stainless steel single drainer sink unit storage heaters, , UPVC double glazed window, tiled splashback, power points.

Lounge

16' x 12'1 (4.88m x 3.68m)

UPVC double glazed window, carpet, storage heaters, power points, Coved textured ceiling.

Bedroom One

13' x 10' (3.96m x 3.05m)

Coved textured ceiling, storage heater, UPVC double glazed window.

Bedroom Two

13'1 x 8'6 (3.99m x 2.59m)

UPVC double glazed window, storage heater, textured coved ceiling.

Bathroom

Three-piece suite comprising bath with shower over, tiled flooring, pedestal sink unit with chrome taps, low-level wc, extractor fan, tiled to splashback

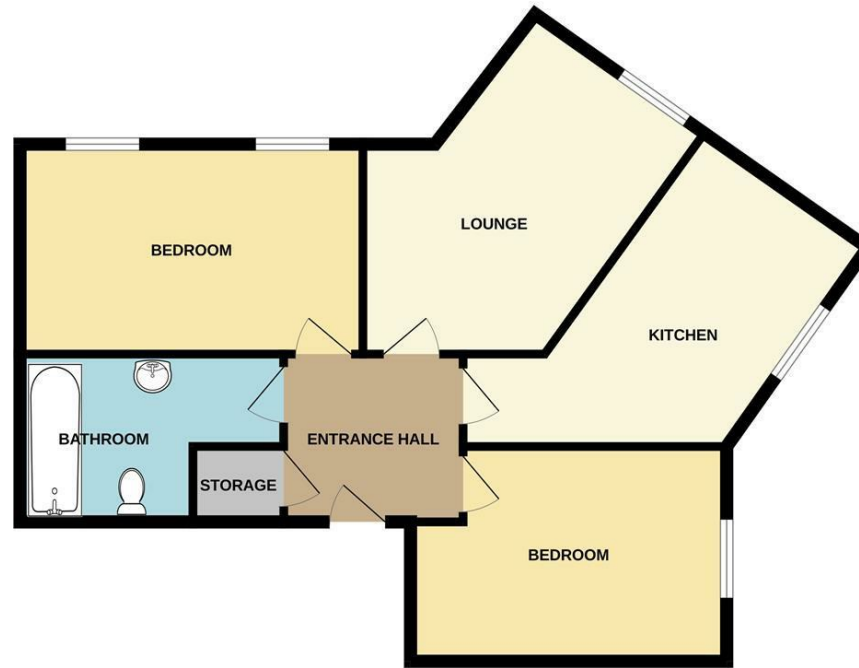
Externally

There is communal parking.

Agents Note

This property is a Leasehold property and details of the Lease will need to be clarified with your Legal Representative - the lease is 199 years from 1993.

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.
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