



R707 Kings Park Creek Road



R707 Kings Park Creek Road Canvey Island SS8 8QQ

£200,000



Richard Poyntz and Company have pleasure in offering for sale this well presented two bedroom double unit Park Home situated on the ever-popular Kings Park Development, strictly for the over 50's with an array of on-site facilities including 24-hour security, picturesque fishing lake, outstanding restaurant/bar, and indoor swimming pool. also on the outskirts of the site, you have a bus route that gives excellent links to various locations within Essex including Basildon and Southend. The property itself is situated in a central plot location on the site and within easy reach of all the site's amenities. Externally the property has a raised paved patio area and brick brick-built shed. Internally there is a spacious hallway, a superb-sized lounge/diner, and an excellent-sized kitchen with extensively fitted units at base and eye level with a built-in oven, hob, extractor, and integral fridge freezer to remain, there is a three-piece shower room suite, two well-proportioned bedrooms, bedroom one has a walk-in wardrobe and an en-suite shower room. The property also boasts UPVC double-glazed windows and doors, and electric heating, and is offered for sale with No Onward Chain therefore viewing comes highly recommended.



Hallway

Obscured double-glazed entrance door that gives access to the hallway, coved papered ceiling, loft hatch, dado rail, wallpaper decoration, electric heater, doors off to the accommodation, carpet.

'L' Shaped Lounge

19'5 x 19'3 maximum measurement (5.92m x 5.87m maximum measurement)

Superb sized 'L' shaped lounge that has a coved papered ceiling, three UPVC windows to various aspects, dado rail with wallpaper decoration, feature fire surround with fire, two electric heaters, part carpet in the

lounge area and vinyl covering in the dining area, there is ample room for table and chairs.

Kitchen

15' x 7'11 (4.57m x 2.41m)

Has coved papered ceiling, UPVC double glazed window plus obscure UPVC double glazed door, attractive tiling to splashback, two large built-in store cupboards, extensively fitted kitchen with units at base and eye level with matching drawers, worksurface over, incorporated sink and drainer with extendable hose style chrome mixer tap, space for cooker but we understand the cooker will remain, built in fridge freezer to remain, vinyl floor covering.

Bedroom One

10'8 x 9'3 (3.25m x 2.82m)

Has coved papered ceiling, electric heater, wallpaper decoration, door to en-suite, door to walk-in wardrobe, carpet.

En-Suite Shower Room

Coved papered ceiling, obscure UPVC double glazed window, tiled splashback to sink area, waterproof panelling to shower area, vinyl floor covering, close coupled lever handle wc, pedestal wash hand basin with chrome taps, shower enclosure with glass door and wall mounted shower.

Walk in Wardrobe/Dressing Room

5'7 x 4' (1.70m x 1.22m)

The walk-in wardrobe has a coved papered ceiling, railing, and shelving for clothing.

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

Has coved papered ceiling, UPVC double glazed window, electric heater, fitted wardrobe and carpet.

Shower Room

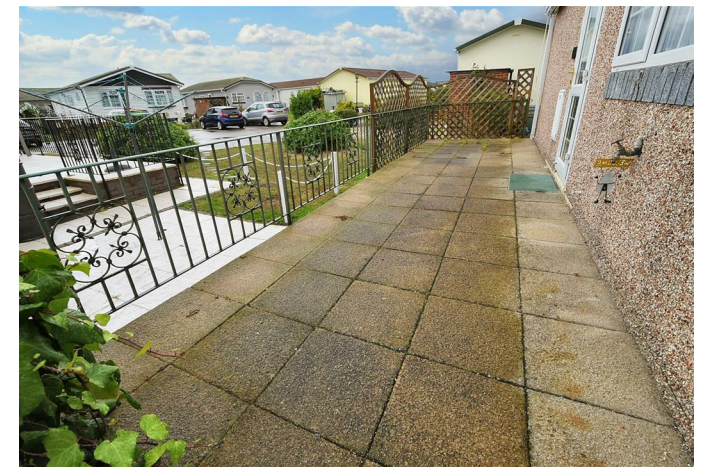
Has coved papered ceiling, obscured UPVC double glazed window, wallpaper decoration, vinyl floor covering, modern three-piece white shower suite comprising pedestal wash hand basin with chrome taps, close coupled wc with level handle, shower enclosure with glass door screen, wall mounted chrome shower, waterproof panelling to shower and sink area.

Exterior

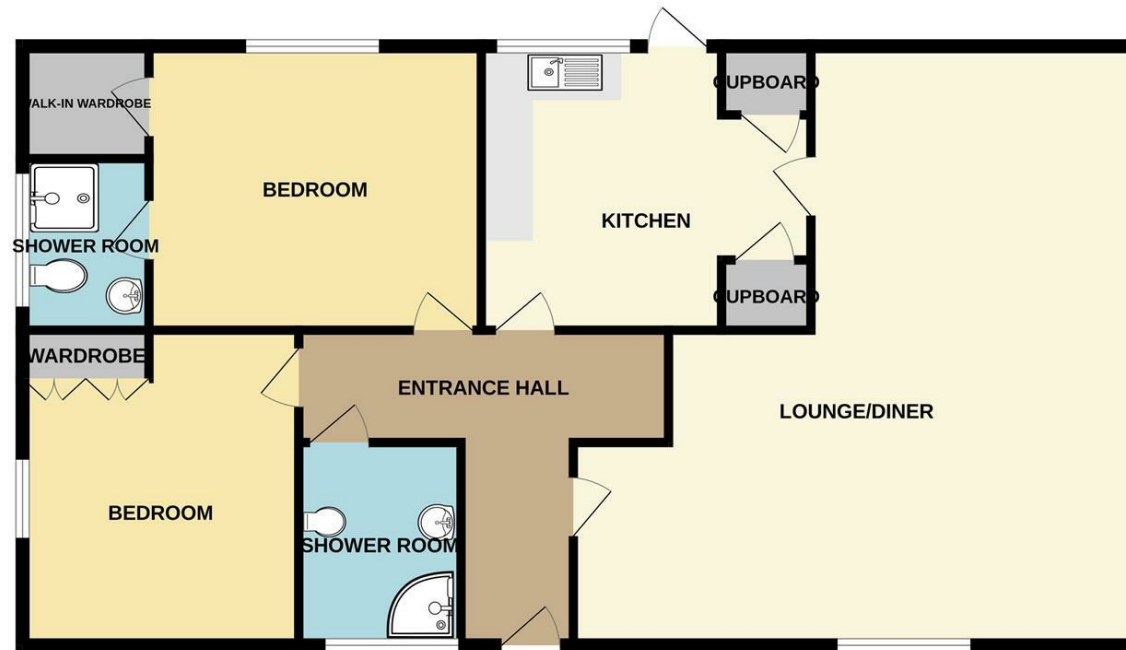
There is paving around the property, steps up to entrance door, raised patio area with railings and a secluded feel, brick built shed, lawn with bedded areas for plants.

Agents Note

Ground Rent we understand is approximately £290.00 per month this will need to be verified with the site office or your solicitor.



GROUND FLOOR



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