



R644. Kings Park Creek Road



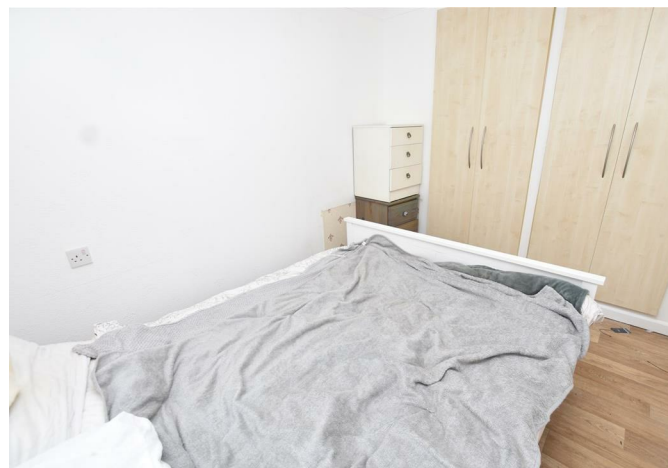
**RICHARD
POYNTZ**

R644. Kings Park Creek Road Canvey Island SS8 8QJ

Offers In Excess Of £120,000



Richard Poyntz & Company have pleasure in offering for sale this truly outstanding one-bedroom Park Home situation on the ever-popular Kings Park Development within Canvey Island, strictly for the over 50's and on a gated community, the site itself has a picturesque fishing lake, on-site convenience store, restaurant and bar, indoor swimming pool, 24-hour security. The property also boasts No Onward Chain and viewing is highly recommended. The property itself offers ample living space throughout. Externally has a block paved driveway providing off-street parking and also a brick-built shed. Internally you have a hallway that gives access to a good size bedroom with built-in wardrobes, a modern three-piece shower room, modern fitted kitchen with cream gloss units at base and eye level, completing the accommodation is a good size lounge, the property also boasts double glazed windows and doors throughout, also has a good size raised patio area.



Hallway

UPVC entrance door with obscure double glazed insets giving access to hallway which has coved papered ceiling, door to bedroom, shower room and kitchen, door to airing cupboard housing hot water cylinder, vinyl floor covering

Lounge

13'10 x 11'8 (4.22m x 3.56m)

A good sized lounge which has coved papered ceiling, UPVC double glazed patio doors to one

aspect plus two further UPVC double glazed windows to two further aspects one of which is a bay window, vinyl floor covering, wall mounted air-conditioned unit/heater, opening to kitchen.

Kitchen

11'8 x 7'6 (3.56m x 2.29m)

Coved papered ceiling, UPVC double glazed windows to two aspects, opening to lounge, tiling to splash back areas, modern cream units at base and eye level with matching drawers and all

with chrome handles, rolled top worksurfaces over incorporating stainless steel sink with drainer and chrome mixer taps, space for cooker with pull out extractor over, space for washing machine, space for fridge freezer, vinyl floor covering.

Bedroom

9'9 to wardrobe x 7'11 (2.97m to wardrobe x 2.41m)
A good size bedroom with coved papered ceiling, UPVC double glazed window, electric heater, built-in wardrobe across the width of one wall, vinyl floor covering.

Shower Room

Has coved papered ceiling with loft, obscured UPVC double glazed window, tiling to splashback areas, vinyl floor covering, three piece white shower suite, comprising push flush wc, pedestal wash hand basin with chrome taps, shower tray with glass screening doors, wall mounted shower.

Exterior

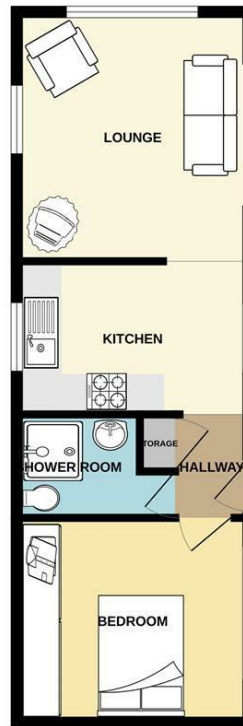
Good size raised patio area ideal for table and chairs, block paved driveway providing off-street parking, the remainder is lawned with hardstanding pathway, brick-built shed.

Agents Notes

We understand the ground rent is in the region of £300.00 per month but this can be verified with solicitors in due course.



GROUND FLOOR



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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
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