



SILVER LINK
COURT

Flat 5 Silver Link Court Link Road



**RICHARD
POYNTZ**

**Flat 5 Silver Link Court Link
Road
Canvey Island
SS8 9YU**

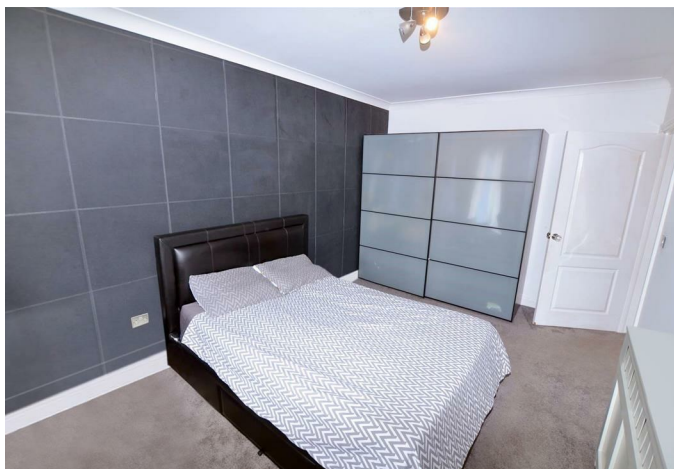
£220,000



This spacious modern first-floor two-bedroom apartment is conveniently located near local shops, schools, bus routes, and access routes for Benfleet Train Station.

The apartment can be accessed via a communal hallway serving three other apartments and is positioned in the middle of the block above the entrance to the car park.

The accommodation includes a generously sized lounge/diner spanning 19' in width across the front of the apartment, with a modern kitchen featuring an oven, hob, and extractor. Additionally, two double-sized bedrooms are accessed from a spacious hallway and a modern fitted bathroom to complete the accommodation.



Hall

Communal entrance door with security entry system into the communal hall with stairs to the first floor, entrance door with white panelled doors off to the accommodation, coving to flat plastered ceiling, access to a spacious loft, laminate flooring, electric heater.

Lounge

19'11 x 13'11 (6.07m x 4.24m)

A good sized lounge across the full width of the front of the apartment, two double glazed windows to the front elevation, night storage heater, laminate flooring, ample space if needed for dining room table, coving to flat plastered ceiling, opening through into the kitchen.

Kitchen

9' x 7' (2.74m x 2.13m)

A range of white units and drawers at base level with space for domestic appliances including plumbing facilities for washing machine and dishwasher, work surfaces over with inset stainless steel sink, inset ceramic hob with oven under and overhead extractor, matching units at eye level and gloss black tiling to the splashbacks, laminate flooring.

Bedroom One

15' x 9' (4.57m x 2.74m)

It is at the rear of the property, with a double-glazed window to the rear, an electric heater, and covering to the ceiling.

Bedroom Two

11'7" x 9' (3.53m x 2.74m)

Yet again, a good-sized double bedroom, double glazed to a rear, electric heater, coving to ceiling.

Bathroom

White suite comprises a bath with shower screen, vanity unit with inset wash hand basin, tiling to splashbacks.

Agents Notes

There is a car parking space with the property plus visitor parking bays.

The Vendor informs us that the lease commenced 199 years from 2006 (this will need to be verified)

The Ground Rent is £250.00 per year

The Service Charge for this year is estimated at £1400.00, including the outside buildings insurance.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

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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