



*Flat 15 Hamilton Court Long  
Road*



**RICHARD  
POYNTZ**

# Flat 15 Hamilton Court Long Road

Canvey Island  
SS8 0JN

£145,000



Located in this desirable location, easily accessible to Jones's Corner Shops, Canvey Island Town Centre, the Doctors Hub, and main bus routes, is this first-floor one-bedroom retirement flat presented with No Onward Chain.

Enjoy the inviting luxury of a residents' lounge and serene communal gardens, complemented by charming hallways and a lift. The spacious entrance hall leads to a generous lounge/kitchen/diner, where the well-equipped kitchen inspires culinary creativity with an oven, hob, extractor, slimline dishwasher, washing machine, and fridge freezer—the main bedroom, featuring fitted wardrobes and double-glazed French doors to an enclosed balcony. The bathroom, complete with a bath and a separate shower cubicle, rounds out this exceptional living space.



## Entrance Hall

11'2 x 3'81 (3.40m x 0.91m)

Wooden entrance door into the hall, wooden doors off to accommodation plus entry system, coving to ceiling, storage cupboard.

## Lounge/Kitchen Diner

26'50 x 11'30 (7.92m x 3.35m)

A good size Lounge/Kitchen/Diner with ample space if needed for a dining room table,

floor-to-ceiling large double-glazed window to the front elevation, two electric heaters, coving to flat plastered ceiling, fitted carpet to the lounge/dining area, tiling to the kitchen area. The kitchen area is extensively fitted with light wooden style units and drawers at base level, rolled edge work surfaces over with inset stainless steel sink with mixer taps, inset ceramic hob, overhead extractor, eye level oven, integral fridge freezer, washing machine,

and slimline dishwasher all to remain, tiling to splashback, matching units at eye level.

### **Bedroom**

13'90 x 11'60 (3.96m x 3.35m)

Double glazed French doors open onto a balcony, electric heater, coving to ceiling, wardrobes to remain.

### **Bathroom**

13'90 x 11'60 (3.96m x 3.35m)

Fully tiled to the walls and floors in ceramics, electric wall-mounted towel rail, white panelled bath, close coupled low-level wc, pedestal wash hand basin, tiled shower cubicle with wall mounted shower, extractor, coving to ceiling.

### **Notes**

Lease Date: 15 February 2012 Term: 125 years from 1 January 2010

Half Yearly Service Charge up to 28/02/2025

£1,343.95

Buildings Insurance from 1 Jan 25 to 31st Dec

£894.97

Half Yearly Ground Rent 1 Jan 2025 to 30 June 2025 £175



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.  
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