



K9 Kingsmere Kings Park



**RICHARD
POYNTZ**

K9 Kingsmere Kings Park Canvey Island SS8 8FB

£290,000



Located in the sought-after Kings Park Retirement Development for the over 50s and in the most exclusive of turnings in this development towards the end of a cul-de-sac is this spacious two-bedroom Park Home Unit with a view from the front towards the picturesque lake.

There is ample off-street parking, the latest energy-efficient heating system, and accommodation that includes an 'L' shaped entrance hall with an elegant 'L' shaped lounge/diner to the front, from here a raised balcony with views towards the Lake, to the side a stunning fitted kitchen with an array of appliances included. To the rear of the property are two double-sized bedrooms, there is an en-suite to the main bedroom plus a walk-in dressing room, and completing the accommodation is the study and bathroom.

Externally the garden surrounds the property with an external brick-built store and on-site facilities include a shop, clubhouse, swimming pool, picturesque lake, and gated security.



'L' Shaped Hall

Double glazed entrance door into an 'L' shaped hall with two storage cupboards, white panelled doors off to the remainder of the accommodation, radiator.

'L' Shaped Lounge/Diner

19'2 reducing to 9'8 x 17'5 (5.84m reducing to 2.95m x 5.31m)
'L' shaped lounge/diner with ample space for dining room table, double glazed window to the



side, further double glazed bay window to the front and side elevations, and double glazed French Doors opening onto a raised balcony area, coving to ceiling, feature fireplace and two radiators.

Kitchen

13'4 x 9'3 (4.06m x 2.82m)
Double glazed window and door to the side elevation, radiator, stunning modern fitted kitchen with an extensive range of units and drawers at base level, worksurfaces over with inset stainless



steel sink, inset ceramic hob, oven, integral appliances dishwasher, washing machine, fridge freezer (all included), matching units at eye level, breakfast bar, coving to ceiling with spotlights.

Bedroom One

10'6 x 9'2 (3.20m x 2.79m)

Double glazed bay window to side, laminate flooring, radiator, door connecting to a built-in wardrobe, and door to the en-suite.

En-Suite

Three-piece suite comprising low-level wc, shower cubicle with wall-mounted shower, vanity unit with inset wash hand basin.

Bedroom Two

10'6 x 9'3 (3.20m x 2.82m)

Double glazed bay window to side, storage wardrobe, radiator, laminate flooring.

Study

6' x 4'9 (1.83m x 1.45m)

Double glazed window to side, coving to ceiling.

Bathroom

A modern three piece suite comprising of a bath with shower screen and shower, vanity unit with wash hand basin with wc incorporated, UPVC style panelling to the walls.

Exterior

Ample parking, there is also a brick built store with power.

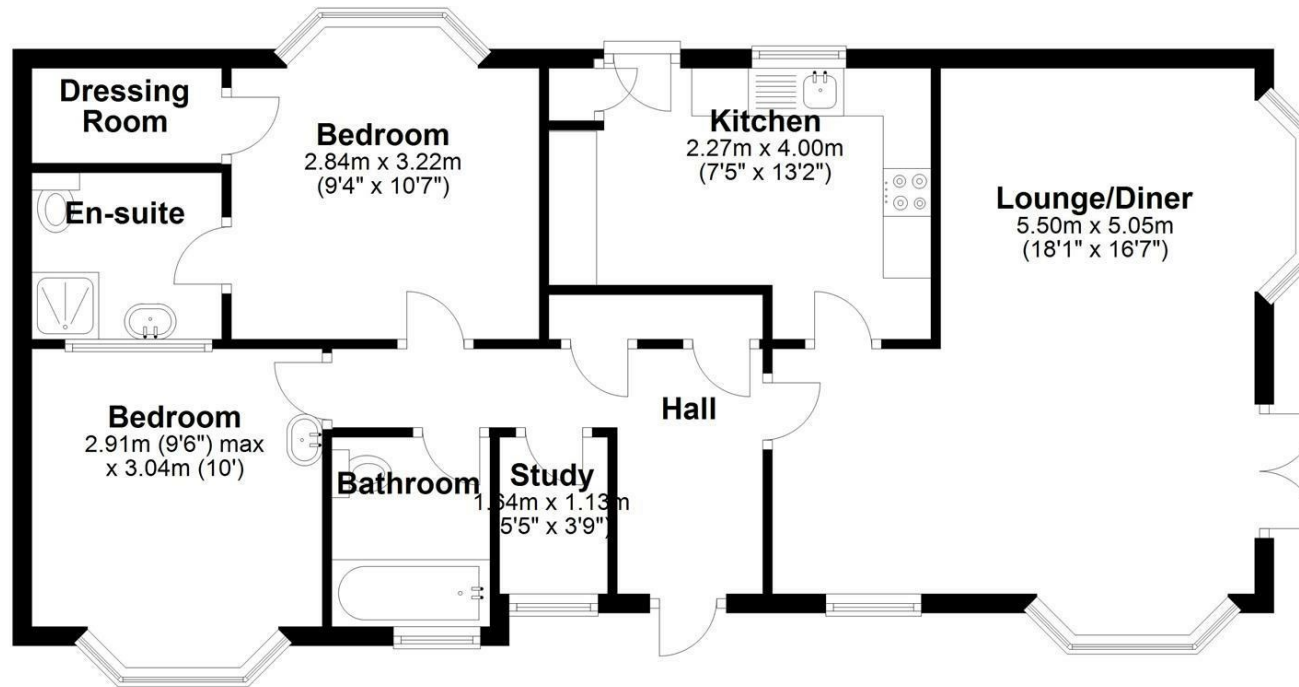
Agents Note

We are told by the seller that the ground rent charge is £310 Per Month



Ground Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

Kigsmere close, Kings park, Canvey

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