



10 Esplanade View



**RICHARD
POYNTZ**

10 Esplanade View Canvey Island SS8 7JQ

£205,500

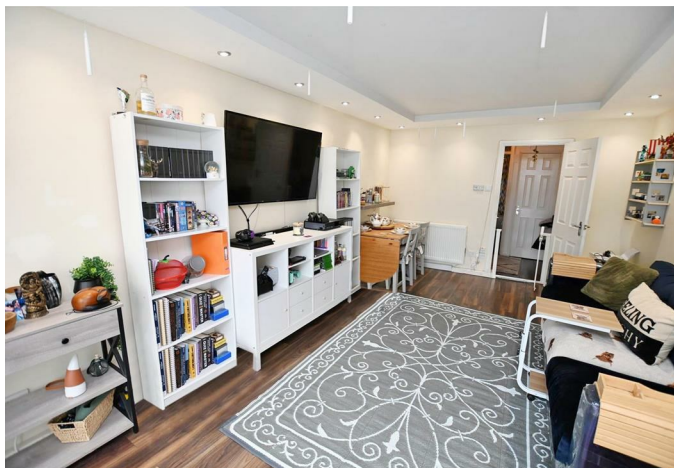


Facing the Seawall – Spacious Two-Bedroom Apartment with Garage & Share of Freehold

Located on the first floor and enjoying a wonderful position directly facing the Seawall, this exceptionally spacious two-bedroom purpose-built apartment offers both comfort and convenience, with the added benefits of a secure entry system, garage, external shed, and a valuable share of the freehold.

The accommodation begins with a generous L-shaped entrance hall providing three storage cupboards. A large lounge features a floor-to-ceiling double glazed window, perfectly framing views towards the Seawall, while the adjoining modern kitchen comes complete with oven, hob, and extractor.

Both bedrooms are well-proportioned and enjoy side views towards the Seawall, while the bathroom includes a recess with plumbing for a washing machine.



Hall

Double-glazed entrance door into a spacious 'L' shaped entrance hall with three storage cupboards, doors off to the accommodation.

Lounge

21'3 x 10'11 (6.48m x 3.33m)

A very spacious reception room with a large double-glazed floor-to-ceiling window taking in the views towards the Seawall and Seafront

beyond, opening through to the kitchen, laminate flooring, radiator, flat plastered ceiling.

Kitchen

10' reducing to 7' x 10' (3.05m reducing to 2.13m x 3.05m)

Double-glazed window facing the front and the Seawall, a modern kitchen with an extensive range of light coloured units and drawers at base level, work surfaces to three walls, a large

inset stainless steel sink, an inset ceramic hob with oven under and overhead extractor, tiling to splashback areas, matching units at eye level, power points plus USB ports.

Bedroom One

12' x 9'10 (3.66m x 3.00m)

Double-glazed to side elevation, recess with wardrobe area, coving to flat plastered ceiling.

Bedroom Two

12'2 x 7' (3.71m x 2.13m)

Double-glazed to the side, laminate flooring, and coving to the ceiling.

Bathroom

White modern three-piece suite comprising of a low-level WC, vanity unit with inset wash hand basin, panelled bath with overhead shower, tiling to walls and splashback areas, recess cupboard with plumbing facilities for washing machine.

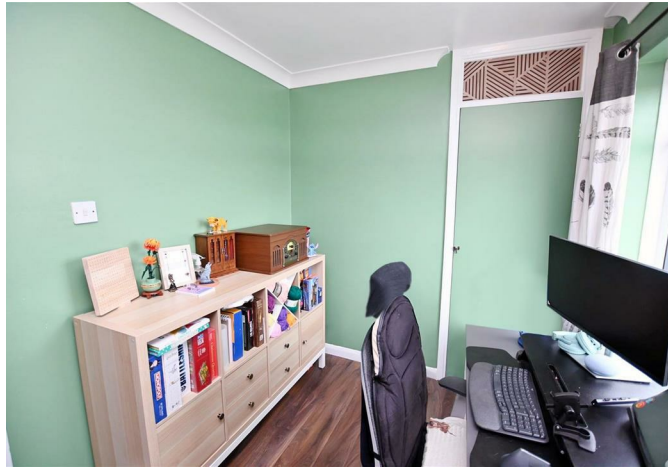
Exterior

Garage

Details to follow in due course, plus an external shed - we are advised by the sellers that this is a share of a freehold, the ground rent is zero, and the service charge approximately at the time of writing £120.00 per month.

Agents Note

Date of Lease : 12.01.1973 Term : 199 years
from 1.1.1972 Lessee's Title : EX786608



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
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