



*Flat 4,, The Ashleighs Sanders
Road*



**RICHARD
POYNTZ**

**Flat 4,, The Ashleighs
Sanders Road,
Canvey Island
Essex
SS8 9III
£875**



Apply Online – Block Viewings Only

1-Bedroom Apartment – Castle View Development, Canvey Island
Well-presented one-bedroom apartment in the popular Castle View Development, offering easy access on and off the island with excellent transport links via Benfleet Railway Station. The property has been well maintained and upgraded with UPVC double glazing and electric heating. Access via a secure telecom entry system to a communal hallway and your private entrance. Inside features a spacious hallway, large lounge, modern fitted kitchen with appliances, double bedroom, and a three-piece bathroom suite.

Key Features

Popular Castle View location
Excellent transport links – Benfleet Station nearby
Modern kitchen with appliances
Spacious lounge and bedroom
UPVC double glazing and electric heating
Secure telecom entry system

Additional Information

Deposit: One month's rent (held with DPS)
ARLA Licensed Agent – Richard Poyntz & Co
Block viewings only – limited times available
Apply online and follow the prompts to book your appointment



Communal Entrance

The intercom telephone system gives access to the entrance door for the communal area with access to the apartment.

Hall

Wooden entrance door with obscured glazed insets giving access to a spacious hallway, coved to flat plastered ceiling with inset spotlights, access to loft, electric heater, doors off to the accommodation, carpet.

Lounge

12'9x11'11 (3.89mx3.63m)

A good size lounge, coved to flat plastered ceiling, UPVC double glazed window plus electric heater, carpet. Door to the kitchen

Kitchen

9'1x5'4 (2.77mx1.63m)

Coved to flat plastered ceiling, UPVC double glazed window, attractive tiling to the splashback areas, heated towel rail. Modern white gloss units



at base and eye-level with matching drawers, square edge work surfaces over incorporating stainless steel drainer sink with mixer taps with extendable host, four ring hob with oven under, and extractor over, built-in fridge/freezer, and washer dryer all to remain, vinyl floor covering.

Bedroom

11'5x7'10 (3.48mx2.39m)

A good size bedroom, coved to flat plastered ceiling, inset spotlights, electric heater, two UPVC double glazed windows, carpet.

Bathroom

Coved to flat plastered ceiling with inset spotlights, inset sensor lighting, UPVC obscure double glazed window, airing cupboard housing hot water cylinder, chrome towel rail, vinyl floor covering. A three-piece white bathroom suite comprising a paneled bath with chrome taps, separate wall-mounted shower over the bath with a shower screen, push flush w/c, pedestal wash hand basin with chrome mixer taps, vinyl floor covering.

Externally

We understand there is also allocated parking, but this will again be verified by the vendors solicitors.

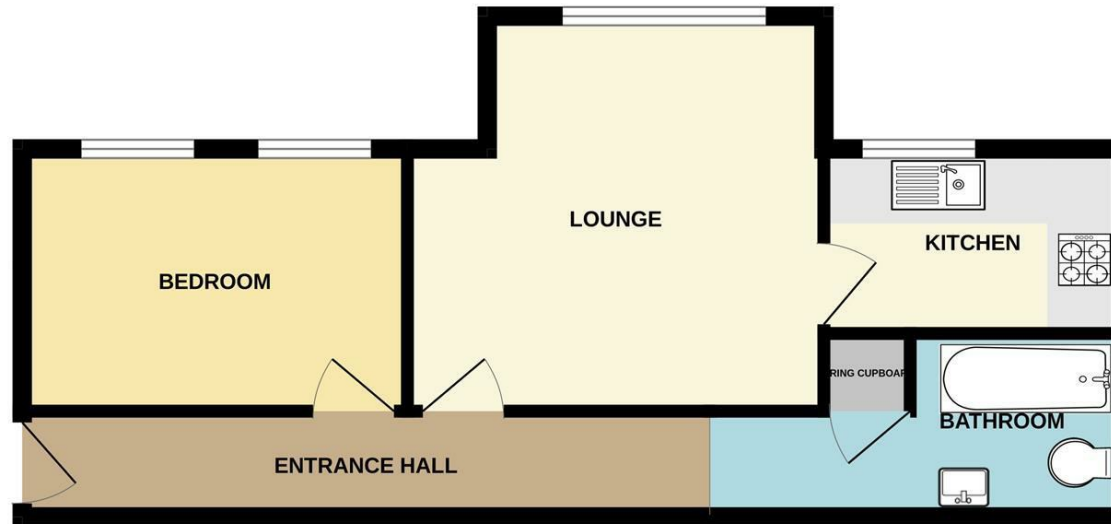
LEASEHOLD

This is a leasehold property and details of the lease etc are to be verified by the vendor's solicitors.

Service Charge - £495 twice yearly - Ground Rent £25 per annum. We understand there is over 100 years left on the lease, and the property is Council Tax Band A.



GROUND FLOOR



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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