



R626 Kings Park Creek Road



**RICHARD
POYNTZ**

R626 Kings Park Creek Road Canvey Island SS8 8QJ

£105,000



Located in the popular Kings Park Village is this attractive park home, offered for sale with NO ONWARD CHAIN, for residents of 50 years and over. Site features include gated security, an on-site shop, and a fishing lake, along with a superb restaurant and bar, and a modern indoor swimming pool.

The property features include an entrance hall connecting to a modern design kitchen/breakfast room with hob, oven and extractor, space for a small table and chairs as required, attractive lounge to one side, good sized double bedroom with smaller second bedroom/boxroom/study and completing the accommodation is a modern three piece shower room, a paved patio and parking to the front, the property is presented in good condition throughout.



Hall

Steps up to a UPVC half double-glazed entrance door leading to the entrance hall with radiator, cupboard housing hot water system and storage, further panelled doors leading to the accommodation.

Lounge

11' x 10' (3.35m x 3.05m)
UPVC double-glazed window to the rear

elevation and a double-glazed bow window to the side elevation, double-glazed patio doors leading to the front, radiator, TV, and power points.

Kitchen/Breakfast Room

11' x 7' (3.35m x 2.13m)
UPVC double-glazed window to the rear elevation, single-drainer stainless steel sink unit inset to a range of rolled edge

worksurfaces with units at base and eye level, electric hob with fitted oven below and extractor over to remain, plumbing and space for washing machine, space for fridge freezer, power points, splashback tiling to the walls, space for small table and chairs as required, radiator.

Bedroom One

9' x 8' (2.74m x 2.44m)

UPVC double-glazed window to the front elevation, radiator, power points, range of fitted wardrobes to one wall.

Bedroom Two/Box Room/Study

8' x 4 (2.44m x 1.22m)

Double-glazed window to the rear elevation, power points, single fitted wardrobe, radiator.

Shower Room

Obscure double-glazed window to the rear elevation, suite comprising of low-level flush wc, wash hand basin inset to a vanity unit, fitted shower with screening, ceramic tiling to the walls, small loft hatch, chrome heated towel rail.

Exterior

To the front of the property extends a paved patio area with an external tap and brick-built shed to the side, surrounding communal lawned areas, parking to the front, we are advised.

Ground rent

£222 we are advised by the seller.



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.0 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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