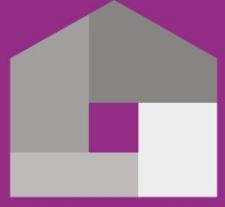




24 Clermont House 38 Long
Road



RICHARD
POYNTZ

**24 Clermont House 38 Long
Road
Canvey Island
Essex
SS8 0JY
£250,000**



A stunning one-bedroom penthouse apartment available for sale with No Onward Chain and for residents of 55 years and over only, with only one other apartment on this floor, and easy access to the roof terrace, located in the heart of Canvey Town Centre, with bus routes directly outside the property, with main shops and local amenities all on the doorstep, including the main community doctors hub all within easy walking distance, with the added benefit of gated parking to the rear with a large communal lounge and kitchen area to the ground floor.

The property features include an entrance hall connecting to a superb-sized open-plan lounge and kitchen area with various integrated appliances in the kitchen space, and a balcony leading directly off of the lounge, and affording views towards over Hadleigh downs with a good-sized bedroom with a second balcony to the rear with similar views and completing the accommodation is a superb three-piece shower room.

Viewing is strongly recommended to avoid disappointment.



Hall

The property is approached via a security video phone entrance door leading to the communal hallways and access to the communal lounge/kitchen area and lifts giving access to the apartments above, entrance door leading to the hallway with flat plastered ceiling, door to airing cupboard housing hot water cylinder and storage, fitted carpets, wall mounted electric radiator, video phone entry system and panelled doors leading to the accommodation.

Kitchen/Lounge Area

21' x 10'1 (6.40m x 3.07m)

Open plan kitchen/lounge - with the kitchen area having square edge work surfaces to two sides incorporating sink and drainer, attractive units at base and eye level, four-ring electric hob with extractor over and oven to the side, integrated dishwasher and washer dryer, integrated fridge freezer all to remain, flat plastered ceiling with down lighting and attractive ceramic tiled floor.

The lounge area has carpet, UPVC double-glazed French doors leading directly onto the first balcony, affording views of Hadleigh Castle and the downs in the distance, tv and power points, a flat plastered ceiling, wall mounted electric heater.

Bedroom

13' x 11'10 (3.96m x 3.61m)

UPVC double-glazed patio doors leading onto the second balcony again affording views of Hadleigh Castle and the downs in the distance, flat plastered ceiling, power points, a range of wardrobes to one wall, which we are advised are to remain, wall-mounted electric heater, tv and power points.

Shower Room

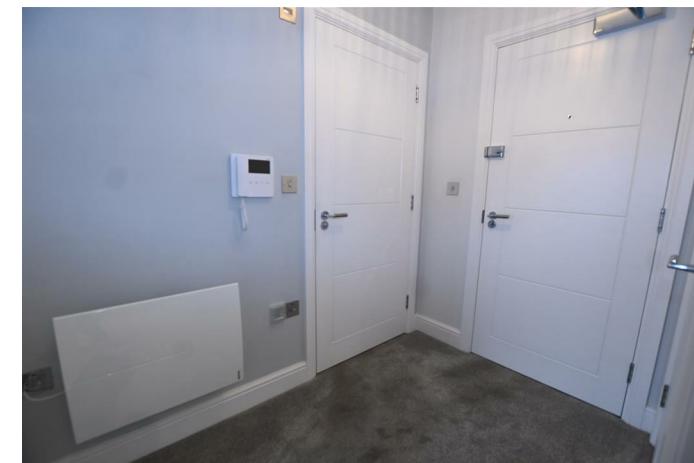
A superb shower room commencing with a large tiled shower with glass screening, low-level push flush wc, wash hand basin inset into a vanity unit below, chrome heated towel rail, ceramic tiling to the balance of walls and floor, extractor fan, flat plastered ceiling with downlighting

Exterior

Car parking to the rear of the property, accessed via a security gate.

Lease Details

Lease approximately 199 years, and maintenance is approximately £40.00 per week - we would ask all details to be confirmed with your solicitor.





Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



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