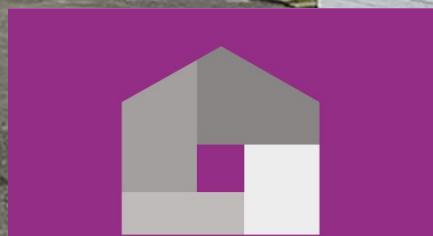




*Oyster Court 5-11 Elder Tree
Road*



**RICHARD
POYNTZ**

**Oyster Court 5-11 Elder Tree
Road
Canvey Island
SS8 8AA**

£160,000



Rental investors only.

Being sold with a tenant in situ, currently paying £850 PCM.

A larger-than-average ground floor one-bedroom apartment, well situated above the town centre and fronting Eldertree Road, offering a convenient town centre location.

The apartment is of good size and benefits from electric heating, a modern fitted kitchen, and a modern shower room.

Additional features include a secure entry system and a well-kept block.

One allocated parking space (awaiting confirmation).



Communal Hall

Communal entrance door into a communal hall with a secure entry system and a door connecting to a spacious 'L' shaped hall.

Hallway

'L' Shaped hallway with a large storage cupboard, doors off to the lounge, bedroom, and shower room, entry system, and electric heater



Lounge

17'3 x 11'5 (5.26m x 3.48m)
Double-glazed window facing Eldertree Road, flat plastered ceiling with electric heater, open through to the kitchen

Kitchen

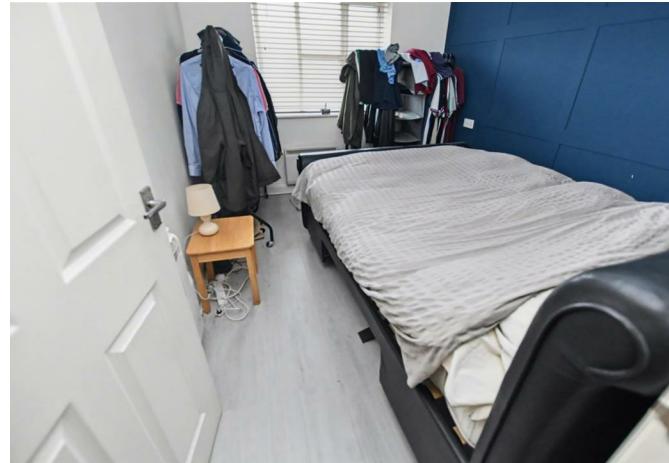
8'3 x 6'6 (2.51m x 1.98m)
Double-glazed window to the side elevation, units and drawers at base level with work

surfaces over with an inset ceramic hob and oven under, an inset stainless steel sink, plumbing facilities for washing machine, tiling to splash backs, and matching units at eye level.

Bedroom

11'2 x 8'9 (3.40m x 2.67m)

Double-glazed window to the front elevation facing Eldertree Road, laminate flooring, flat plastered ceiling, and electric heater.



Shower Room

8'4 x 5'4 (2.54m x 1.63m)

A large walk-in tiled shower cubicle with wall-mounted shower, a pedestal wash hand basin and low level wc, tiling to splashback areas, towel rail

Exterior

Car parking space

Agents Note

We are awaiting confirmation that the lease term is 125 years from 1st October 2005 and that the combined service charge and ground rent amounts to £80 per month.

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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