



## Dock Road, Tilbury

Guide Price £130,000



- No onward chain
- A fantastic size one bedroom first floor apartment
- Boasting an excellent lease of approximately 154 years remaining
- Low service charge
- Lovely size lounge
- Large bedroom
- Kitchen
- Bathroom
- Parking facilities
- Excellent location for both Tilbury train station and town centre



**\*GUIDE PRICE - £130,000-£160,000\***

**One-bedroom first-floor apartment with long lease, low service charge, and no onward chain. Spacious lounge, large bedroom, kitchen, bathroom, plus parking. Perfectly positioned for Tilbury train station and town centre convenience.**

Lounge 12'2 x 11'2 double glazed window.

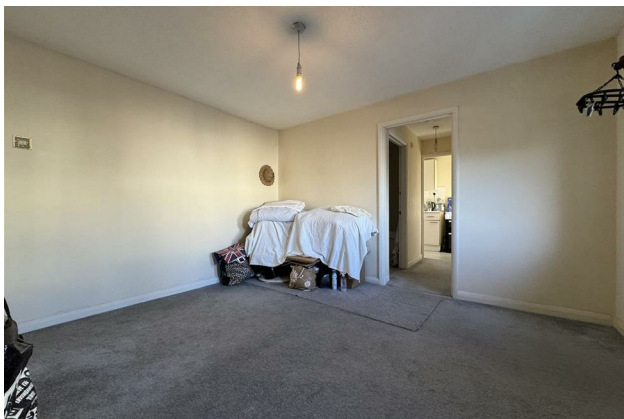
Access into inner hallway.

Bathroom panel bath, wash hand basin and low level wc. Tiling to splash backs.

Bedroom 12'7 x 9'8 double glazed window.

Kitchen 12'0 x 5'0 double glazed window. Wall and base mounted units with storage drawers. Worksurfaces housing sink drainer. Space for appliances.

Parking facilities available.





#### THE SMALL PRINT:

Length of lease: 154 years remaining

Annual Service Charge: £600.00

Annual Ground Rent: £10.00

Combination boiler

Council Tax Band: A

Local Authority: Thurrock

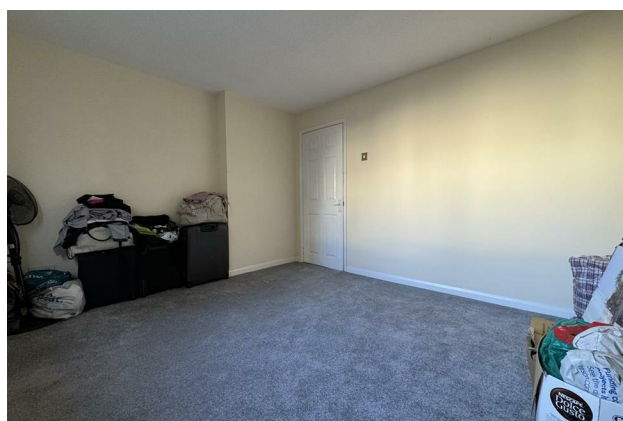
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



