



Queen Mary Court, Queen Mary Avenue, East Tilbury

Guide Price £175,000



- No onward chain
- A fantastic size two bedroom top floor flat
- Newly extended lease with approximately 142 years remaining
- Lovely size lounge/diner
- Modern kitchen
- Two good size bedrooms
- Family bathroom
- Parking facilities
- 0.4 miles from East Tilbury train station
- Option of sitting tenant currently paying £1000pcm



Colubrid Estate Agents are delighted to welcome to the market this two bedroom top floor apartment being sold with no onward chain and the huge benefit of a newly extended lease with 142 years remaining. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge, modern kitchen, two good size bedrooms and a bathroom. The property also has parking facilities. Ideally located just 0.4 miles from East Tilbury train station. This property is being sold with the option of a sitting tenant currently paying £1000pcm. Guide Price £170,000-£180,000

Entrance hall gives access to all rooms. Loft access. Storage cupboard.

Bathroom comprises panel bath fitted with Triton shower, wash hand basin and low level wc. Part tiling to walls.

Bedroom one 13'2 x 9'4 double glazed window

Bedroom two 9'2 x 6'8 double glazed window.

Lounge/Diner 16'0 x 11'3 double glazed window.

Kitchen 8'6 x 8'6 double glazed window. Range of wall and base mounted units with matching storage drawers.

Worksurfaces housing sink drainer. Electric hob, oven and extractor hood to remain. Space for other appliances.

Storage cupboard.

Further Details:

Length of Lease: Approximately 142 years remaining

Council Tax Band: A

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

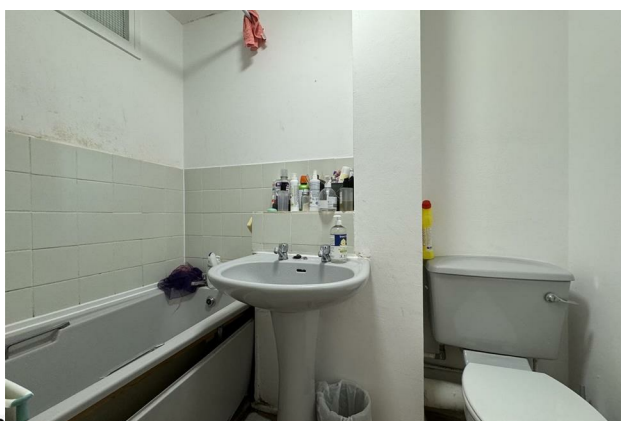


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Local Life

East Tilbury is a delightful village on the outskirts of Essex Countryside. Within Easy access to A13/A127 road links. The village also has its very own railway station with direct links Fenchurch Street. Plenty of local amenities nearby.

Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.



Floor Plan

