



## Queensland Court, Dock Road, Tilbury

Offers Over £150,000



- A fantastic size two bedroom top floor flat
- Located just 0.2 miles from Tilbury train station
- Close proximity to town centre with local amenities
- Lovely size lounge with Juliette balcony
- Kitchen
- Bathroom
- Two good size bedrooms
- Parking facilities
- No onward chain



**Colubrid Estate Agents are pleased to present to the market this fantastic size two bedroom top floor flat being sold with the benefit of no onward chain. Located just 0.2 miles from Tilbury train station and within close proximity of town centre and local amenities, this property holds an excellent location. Accommodation boasts an entrance hallway, lovely size lounge with Juliette balcony, kitchen, bathroom and two bedrooms. Externally the property has parking facilities.**

Spacious entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 11'8 x 10'8

Bedroom two 8.8 x 8'5

Three piece bathroom

Lovely size lounge 12'0 x 10'7 with Juliette style balcony

Kitchen 9'7 x 6'1

Externally the property has parking facilities.

Further Details:

Length of lease: Approximately 80 years

Annual Ground Rent: Approximately £200.00

Annual Service Charge: Approximately £2,000.00

Council Tax Band: B

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

Tilbury is a port town in the borough of Thurrock, Essex. The present town was established as separate settlement in the late 19th century, on land that was mainly part of Chadwell St Mary. It contains a 16th century fort and an ancient cross-river ferry. Tilbury is part of the Port of London with a major deep-water port which contributes to the local economy. Situated 24 miles east of central London and 23 miles southwest of Southend-on-Sea, it is also the southernmost point in Essex. Accessible to A13/M25 road links.



Floor Plan



