



Coronation Avenue, East Tilbury

Offers Over £200,000



- A beautifully presented and fantastic size two bedroom ground floor apartment
- Well decorated throughout
- A lovely size lounge/diner with underfloor heating
- Entrance hallway with secure intercom entry system and underfloor heating
- Nice size kitchen
- Two good size bedrooms
- Parking facilities
- Extended lease of approximately 118 years
- Excellent location for East Tilbury train station
- Great location for local amenities



Nestled in the heart of Coronation Avenue, East Tilbury, this charming flat offers a delightful living space for those seeking comfort and convenience.

Step inside this beautifully presented ground floor apartment boasting not only two bedrooms but also a spacious lounge/diner with underfloor heating, a modern kitchen, and a sleek bathroom.

With a long extended lease of approximately 118 years remaining, this flat provides a sense of security and longevity for its new owners. The entrance hallway features a secure intercom entry system, adding an extra layer of safety and peace of mind along with underfloor heating.

Convenience is key with this property, as it offers parking facilities for residents, a coveted feature in this area. Situated close to East Tilbury train station, commuting is a breeze, making this location ideal for those with busy lifestyles. Additionally, local amenities are within easy reach, providing everything you need just a stone's throw away.

Don't miss the opportunity to make this fantastic flat your new home. Book a viewing today and experience the comfort and convenience this property has to offer.

Enter the building via secure intercom entry system. Two storage cupboards. Under floor heating.
Lounge/diner 15'7 x 10'3 double glazed window. Under floor heating.
Kitchen 7'9 x 7'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.
Bedroom one 12'8 max x 10'9 double glazed window.
Bedroom two 8'8 x 8'1 double glazed window.
Bathroom comprises panel bath fitted with Mira shower. Wash hand basin and low level WC. LED vanity mirror to remain.

The property also has access to communal parking.

Further Details:

Length of lease: Approximately 118 years remaining
Service Charge: £1,370.00 per year or £115.00 per month
Annual Ground Rent: £10.00
Council Tax Band: B
Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before 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.

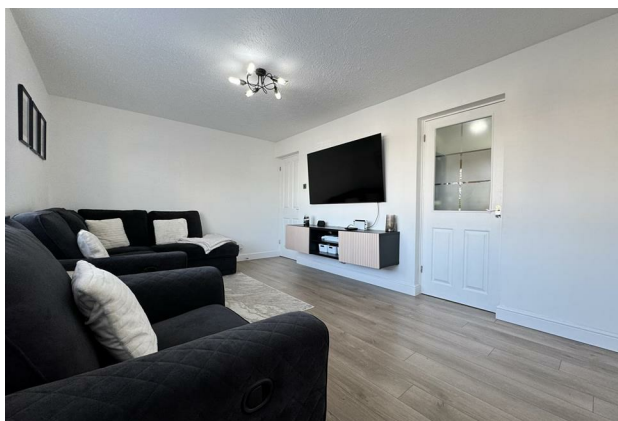
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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

