



Queen Mary Court, East Tilbury

Guide Price £175,000



- No onward chain
- A fantastic size two bedroom first floor flat
- Long lease remaining of approximately 178 years
- Lovely size lounge/diner
- Modern kitchen
- Modern bathroom
- Two good size bedrooms
- Parking facilities
- Ideal first time purchase or investment buy
- Close proximity to East Tilbury train station



GUIDE PRICE £170,000 - £180,000.

Welcome to this good size two bedroom first floor flat located on Queen Mary Avenue in the delightful East Tilbury. This property boasts a warm and inviting atmosphere with its spacious lounge/diner, modern kitchen, modern bathroom and two bedrooms.

With no onward chain, this flat offers a hassle-free move-in process, perfect for those looking to settle in quickly. The secure intercom entry system provides peace of mind, ensuring security is a top priority.

One of the standout features of this property is the long lease remaining, offering approximately 178 years. This provides a sense of stability and long-term investment for potential buyers or investors.

Convenience is key with parking facilities available, making it easy for residents and guests to park without any hassle. Additionally, the excellent location near East Tilbury train station is a commuter's dream, providing easy access to transportation for work or leisure.

Don't miss out on the opportunity to own this lovely flat in a prime location. Whether you're looking for a cozy home or a smart investment, this property on Queen Mary Avenue has all the makings of a wonderful place to call your own.

Enter the building via secure intercom entry. Storage cupboard.

Bedroom one 12'7 x 9'3 double glazed window.

Bedroom two 9'1 x 6'8 double glazed window.

Bathroom comprises, white panel bath, wash hand basin and low level WC. Tiling to walls.

Lounge/diner 15'9 x 11'4 dual aspect double glazed windows.

Kitchen 8'6 x 8'6 high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Tiling to splash backs. Oven and hob to remain. Space for other appliances..

The property also has parking facilities.

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.



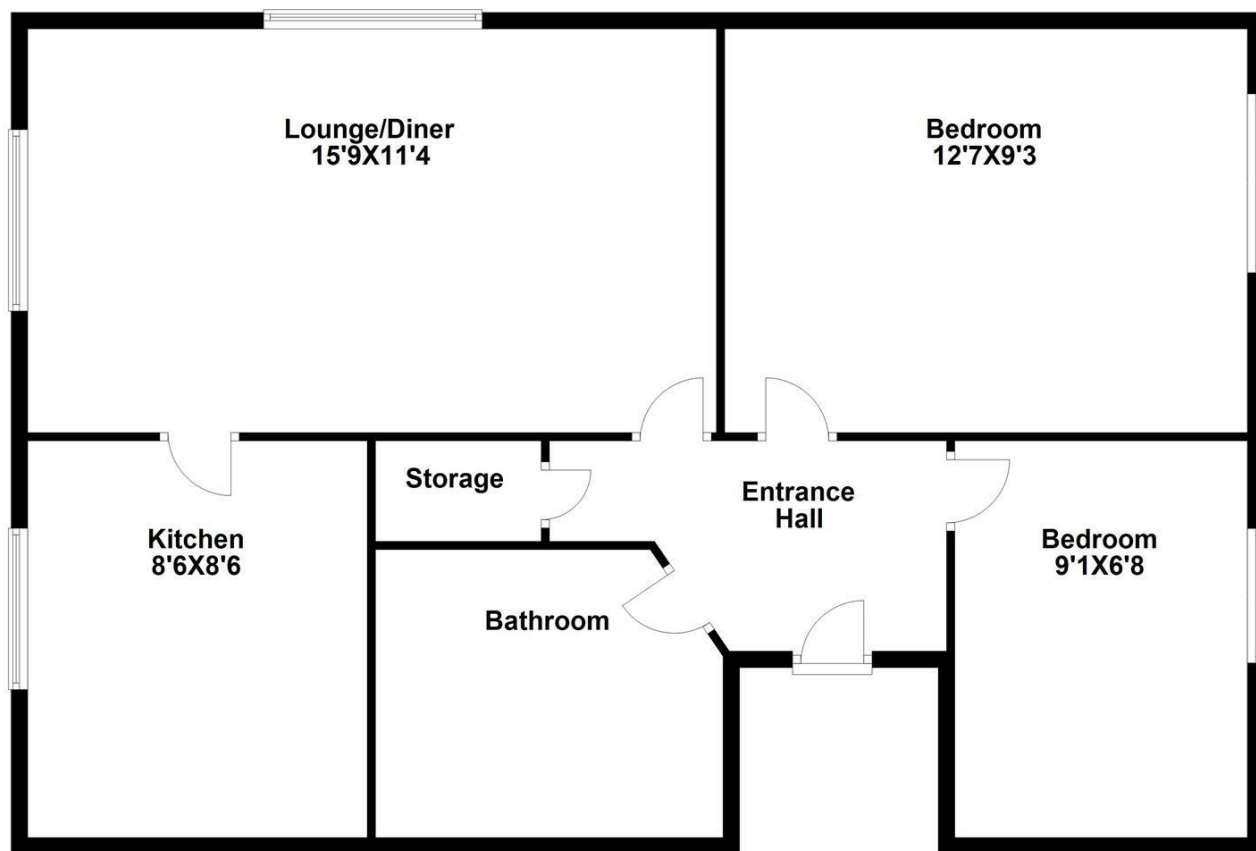
Local Life

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





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