



Coronation Avenue, East Tilbury

Guide Price £180,000



- Immaculately presented throughout
- 2nd floor two bedroom flat
- Easy access to A13 road links
- Ideal area for Countryside/Estuary Walks
- 0.3 miles to East Tilbury railway station
- Allocated parking
- Communal garden
- Ideal location for shops and schools
- Entrance hall, lounge/diner, kitchen, three piece shower room, two well proportioned bedrooms
- Ideal first time purchase or investment opportunity



GUIDE PRICE - £180,000-£200,000

Nestled in the heart of Coronation Avenue, East Tilbury, is this immaculately presented two-bedroom 2nd floor flat. Boasting a lovely size lounge/diner, kitchen, two bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and convenience.

Conveniently located, this flat offers easy access to local shops, schools, and the A13 road links, making daily errands and commutes a breeze. With East Tilbury railway station just a short 0.3 miles away, travel connections are excellent for both work and leisure.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen is ideal for whipping up delicious meals, while the two bedrooms provide comfortable spaces to unwind after a long day. The three-piece shower room adds a touch of luxury to this charming flat.

Whether you are looking for your first home or considering an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this flat your own and enjoy the best of East Tilbury living.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bedroom one 13'5 x 11'3 double glazed window. Colour washed wooden style flooring.

Bedroom two 9'1 x 8'3 double glazed window. Wooden style flooring.

Modern shower room comprises, shower, feature wash hand basin and low level WC. Tiling to walls.

Lounge/diner 15'7 x 11'1 double glazed window.

Kitchen 7'11 x 7'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob and oven to remain. Space for other appliances. Tiling to splash backs.

The property also has an extensive loft space.

Length of Lease: 86 years remaining

Annual Ground Rent: £10.00

Service Charge: £115.00 per month

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.



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



