

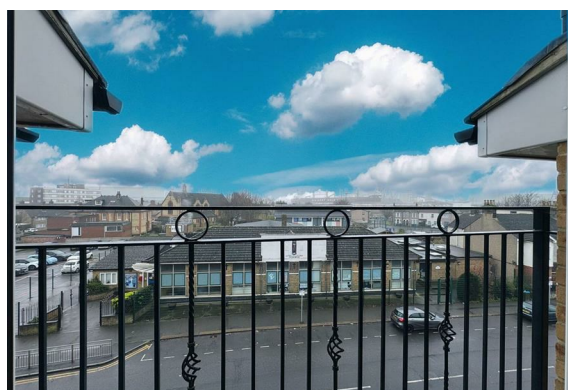


## St. Katherine's Court, Calcutta Road, Tilbury

Offers Over £190,000



- A well presented and fantastic size two bedroom top floor apartment, the only apartment on the top floor in this block which offers plenty of privacy
- Lovely size open plan lounge/kitchen/diner
- Juliette balcony
- Two great size double bedrooms
- Modern family bathroom
- Gated parking with code access leading to your own allocated undercover parking space
- Long lease remaining of approximately 114 years
- Excellent location for local amenities
- Close proximity to Tilbury train station
- Secure intercom entry system



**Welcome to St. Katherines Court, a splendid top floor apartment located on Calcutta Road in Tilbury. This well-presented flat boasts an impressive layout, offering a unique sense of privacy as it is the only apartment on the top floor in the block. This apartment is also being sold with a long lease of approximately 114 years remaining.**

**As you enter, you are greeted by a lovely open plan lounge, kitchen, and dining area, which is perfect for both relaxation and entertaining. The space is enhanced by a charming Juliette balcony, allowing natural light to flood in and providing a delightful view of the surroundings.**

**The apartment features two generously sized double bedrooms, each offering ample space for furnishings and personal touches. The modern family bathroom is designed with contemporary fittings, ensuring comfort and convenience for all residents.**

**For those who value security and ease of access, the property includes gated parking with coded access, leading to your very own allocated undercover parking space.**

**Situated in an excellent location, this apartment is within easy reach of local amenities, making daily errands a breeze. Additionally, Tilbury train station is conveniently close, providing excellent transport links for commuters.**

**This two-bedroom flat is an ideal choice for anyone seeking a comfortable and stylish living space in a vibrant community. Don't miss the opportunity to make this wonderful apartment your new home.**

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms.

Bedroom one 16'9 x 8'8 double glazed window to side.

Bedroom two 12'1 x 9'1 double glazed window to side.

Bathroom comprises panel bath, wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Lounge/diner 25'5 x 10'5 French double glazed doors open onto "Juliette" style balcony, double glazed windows.

Open plan kitchen 8'8 x 8'2 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, electric hob and extractor hood to remain.

The property also has gated allocated parking space with code access.

Further Details:

Annual Ground Rent: £200.00

Monthly Service Charge: Approximately £250.00

Length of Lease: Approximately 114 years remaining

Council Tax Band: B

Local Authority: Thurrock

New Tank January 2024

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

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

