



Colne Court, East Tilbury

Guide Price £190,000



- Well presented two bedroom flat with secure intercom entry
- First floor flat with benefit of loft space
- Lounge, kitchen two bedrooms and three piece bathroom
- Far reaching views over fields
- 0.4 miles to train station
- 97 year lease remaining
- Ideal first time purchase or investment opportunity



Guide Price £190,000-£210,000

Nestled in the charming area of East Tilbury, this delightful two-bedroom flat at Colne Court presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-designed layout, featuring an inviting entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining.

The flat comprises two comfortable bedrooms, providing ample space. The three-piece bathroom is conveniently located, ensuring practicality for everyday living. The kitchen is well-equipped, making it easy to prepare meals and enjoy culinary pursuits.

One of the standout features of this property is the far-reaching views over the picturesque fields.

The location is particularly advantageous, with easy access to the railway station and local amenities, ensuring that daily necessities and transport links are within reach. This flat is not only a lovely home but also a sound investment in a growing area.

In summary, this two-bedroom flat in East Tilbury is a wonderful opportunity for those looking to enter the property market or expand their investment portfolio. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.

Enter the building via secure intercom entry. Stairs to all floors.

Entrance hall gives access to all rooms.

Main bedroom 13'6 x 11'2 double glazed window. Wooden style flooring. Coved ceiling.

Bedroom two 8'9 x 7'9 double glazed window. Coved ceiling.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door, wash hand basin and low level wc. Tiling to walls with decorative border tile.

Lounge 15'7 x 11'1 double glazed window. Coved ceiling.

Kitchen 7'9 x 7'6 wall and base mounted units with matching storage drawers. Work surfaces housing stainless steel sink with mixer tap. Tiling to splash backs. Tiled flooring. Space for appliances including space for freestanding cooker. Extractor fan. Double glazed window

Council Tax Band: B

Local Authority: Thurrock

Length of lease: Approximately 97 years

Ground Rent: Peppercorn rent

Service Charge: £1,700 per annum

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

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



