



## Oxwich Close, Corringham

£225,000



- A fantastic size two bedroom first floor maisonette
- Excellent size living space throughout
- Long lease of approximately 102 years remaining
- Lovely size lounge/diner
- Nice size kitchen
- Convenient utility room
- Shower room and separate wc
- Two good size double bedrooms
- Communal parking facilities
- Excellent location within close proximity to Corringham town centre



Nestled in the charming area of Oxwich Close, Corringham, this delightful first-floor maisonette offers an exceptional living experience. With two generously sized double bedrooms, this property is perfect for individuals, couples, or small families seeking comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hallway that leads to an excellent-sized lounge/diner, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the shower room and separate WC add to the practicality of the layout. Additionally, a utility room enhances the functionality of the home, ensuring that everyday tasks are managed with ease.

The maisonette boasts a long lease of approximately 102 years, providing peace of mind for future homeowners. Communal parking facilities are also available, making this property even more appealing for those with vehicles.

Overall, this maisonette combines generous living space with a convenient location within close proximity of Corringham town centre, making it a fantastic opportunity for anyone looking to settle in the vibrant community of Corringham. Don't miss the chance to make this lovely property your new home.

Entrance hall gives access to all rooms. Loft hatch and storage cupboard.

Utility room 7'0 x 4'9

Lounge/diner 20'6 x 10'7 max. Double glazed window.

Kitchen 7'2 x 6'9 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer.

Oven, hob, fridge/freezer, dishwasher to remain.

Shower room comprises shower, wash hand basin and WC. Part tiling to walls.

Separate WC.

Bedroom one 13'9 x 10'6 max. Double glazed window. Fitted wardrobes.

Bedroom two 15'9 x 8'9 double glazed window.

Further Details:

Length of Lease: 102 years remaining

Local Authority: Thurrock

Council Tax Band: B

Service Charge: Approximately £48.83 per month

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.

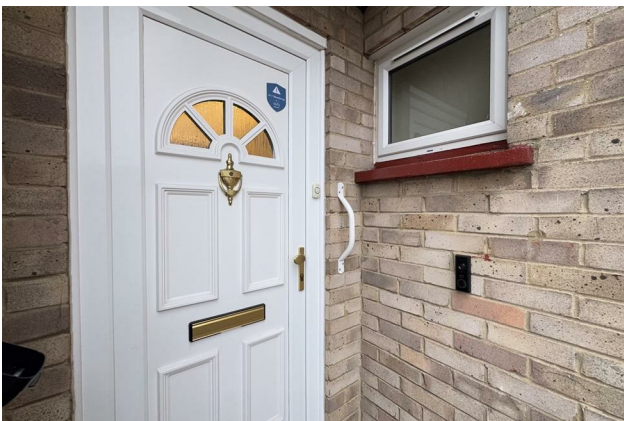
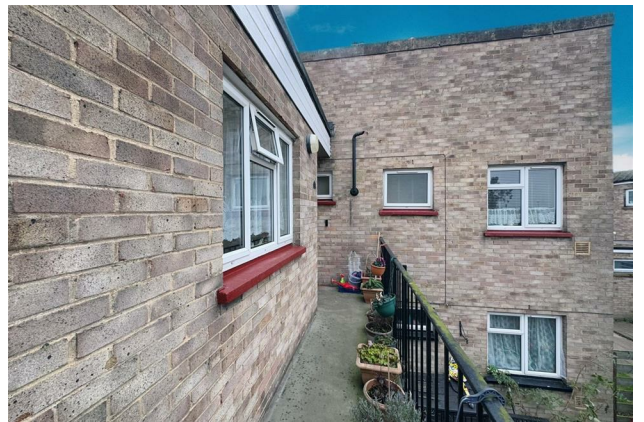
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-Le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.





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