



Colne Court, East Tilbury

£167,000



- Two bedroom flat found in excellent location for East Tilbury train station
- Secure intercom entry system
- Lounge/diner and kitchen
- Two bedrooms and family bathroom
- Close to local amenities
- Plenty of parking facilities



Two-bedroom flat located in the desirable area of Colne Court, East Tilbury. This property is ideally situated, offering easy access to East Tilbury railway station, making it perfect for commuters. Additionally, you will find a variety of local amenities just a stone's throw away, ensuring that all your daily needs are conveniently met.

The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge/diner is perfect for entertaining guests or enjoying quiet evenings at home, while the kitchen is functional and ready for your culinary adventures. The three-piece family bathroom is well-appointed, catering to all your bathing needs.

Furthermore, this property benefits from good parking facilities, adding to the convenience of living in this lovely flat. Whether you are a first-time buyer, a small family, or looking to downsize, this flat offers a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this delightful property your new home.

Enter the building via secure intercom entry, into a large communal area. Stairs to all floors.

Spacious entrance hall gives access to all rooms. Storage cupboards.

Bedroom one 13'4 max x 11'2 double glazed window.

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

Bathroom comprises, panel bath, wash hand basin and WC.

Lounge 15'9 x 10'9 max. Double glazed window. Coved ceiling.

Kitchen 7'9 x 7'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Further Details:

Communal parking

Length of Lease: Approximately 59 years

Annual Ground Rent: £350.00

Annual Service Charge: £3,000.00

Council Tax Band: B

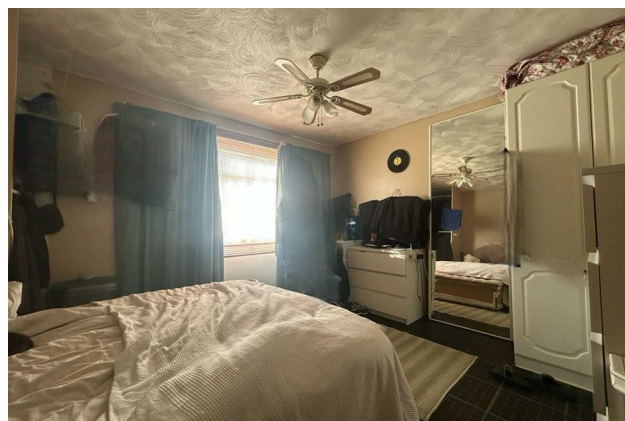
Local Authority: Thurrock

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

