



## Meresmans, Teviot Avenue, Aveley

Guide Price £110,000



- No onward chain
- A well presented top floor studio apartment
- Lovely size lounge with bedroom area
- Modern kitchen
- Well appointed bathroom
- Allocated parking
- Great buy to let investment or first time purchase



**VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300 CASH BACK ON COMPLETION OF YOUR PURCHASE!**

**GUIDE PRICE £100,000 - £120,000.**

Nestled in the desirable location of Teviot Avenue, Aveley, this well-presented top floor studio apartment offers a perfect blend of comfort and convenience. With no onward chain, this property is an excellent opportunity for both first-time buyers and savvy investors looking for a good rental investment being sold with no onward chain.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge area, thoughtfully designed to incorporate a comfortable bedroom space. The modern kitchen is well-equipped, providing an ideal setting for culinary enthusiasts, while the bathroom boasts contemporary fittings that enhance the overall appeal of the apartment.

Additionally, the property benefits from allocated parking, ensuring that you have a designated space for your vehicle. The studio's layout maximises the available space, creating a warm and inviting atmosphere that is perfect for modern living.

This charming apartment is not only a practical choice for those entering the property market but also a promising investment opportunity in a sought-after area. With its attractive features and convenient location, this studio apartment is sure to impress. Don't miss the chance to make it your own.

Enter the building via secure intercom entry.

Bathroom comprises panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls.

Lounge/Bedroom 14'7 max x 10'7 Boxed bay double glazed window. Wooden style flooring.

Kitchen 10'6 x 6'6 double glazed window. Range of wall and base mounted units with matching storage drawers.

Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Tiling to splash backs. Storage cupboard.

Further Details:

Length of Lease: Approximately 84 years remaining.

Ground Rent: N/A

Annual Service Charge. £1,200

New double glazing 2021

Council Tax Band: A

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.



**Colubrid.co.uk**



## Local Life

Aveley is a town and former civil parish in the unitary authority of Thurrock in Essex and forms one of the traditional Church of England parishes. Popular residential area, with easy access given to Lakeside Shopping Centre including an array of restaurants, cinemas and leisure centre. A13/M25 road links nearby. Close to Purfleet, Chafford Hundred and South Ockendon railway stations.



**Floor Plan**



