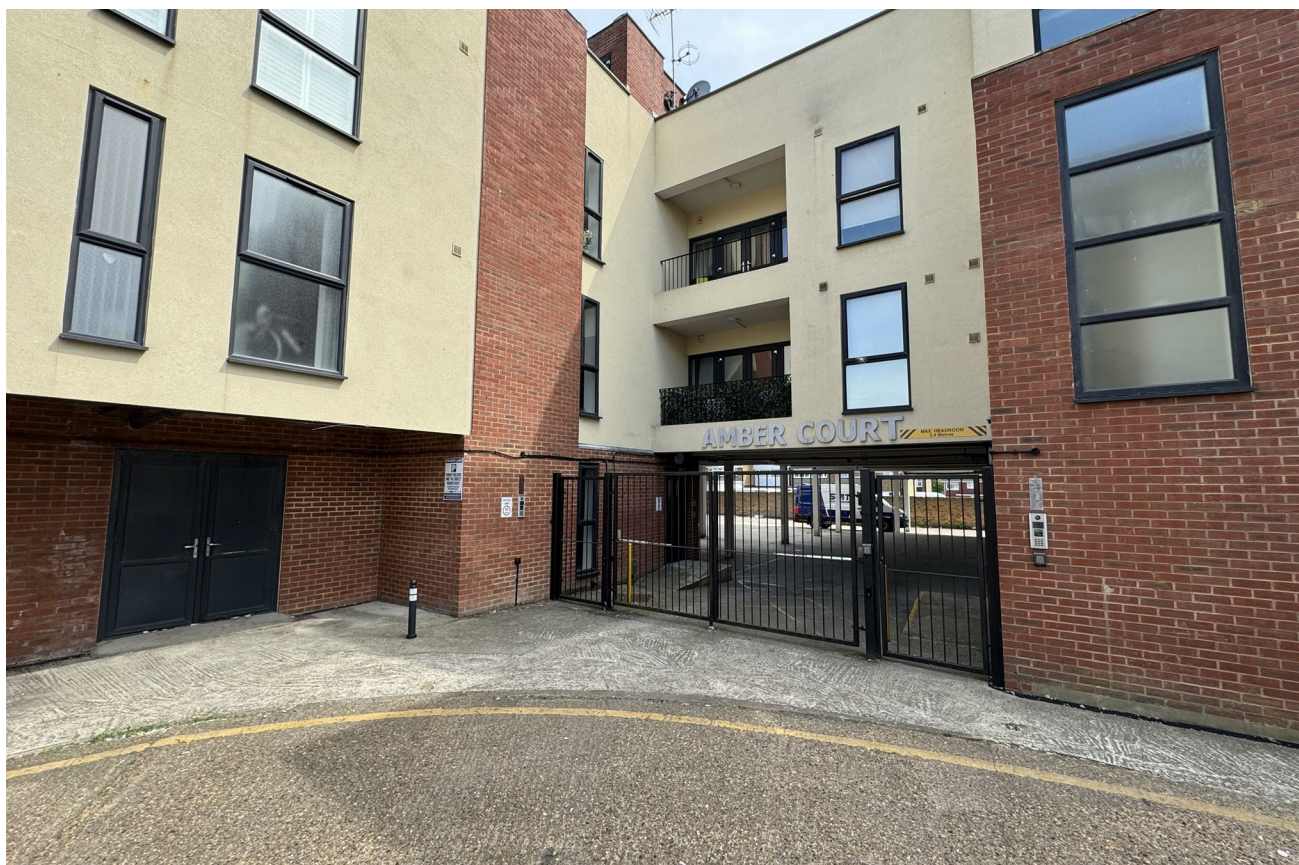




Amber Court, St. Johns Way, Corringham

Offers Over £180,000



- No onward chain
- A well presented and fantastic size one bedroom first floor apartment
- Constructed in 2018 with a long lease of 117 years remaining
- Located in the heart of Corringham town centre with all amenities nearby
- Lovely size open plan lounge/kitchen/diner
- Balcony, ideal for a morning coffee or unwinding after a long day
- Huge bedroom with ample space for a study area
- Modern family bathroom
- Lift access and secure intercom entry system
- Allocated parking accessed by electric gates with code access



Nestled in the heart of Corringham, Amber Court presents a splendid opportunity to acquire a well-presented first-floor flat, perfect for first-time buyers or those seeking a convenient lifestyle. This delightful one-bedroom apartment, constructed in 2018, boasts a generous living space and is being sold with no onward chain, ensuring a smooth transition for its new owner.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious open-plan lounge, kitchen, and dining area. This area is bathed in natural light and features its own private balcony, ideal for enjoying a morning coffee or unwinding after a long day. The bedroom is impressively sized, large enough to have a study area and providing ample space for relaxation and comfort, while the modern bathroom adds a touch of luxury to everyday living.

The property benefits from lift access, making it easily accessible for all, and includes allocated parking with gated code access, ensuring both convenience and security. With a long lease of 117 years remaining, this flat offers peace of mind for years to come.

Situated in the vibrant town centre of Corringham, residents will find a wealth of amenities right on their doorstep, including shops, cafes, and transport links, making it an ideal location for those who appreciate both community and convenience. This property truly represents a fantastic opportunity to enjoy modern living in a prime location.

Enter the property via secure intercom entry. Storage cupboard.

Bathroom comprises panel bath, wash hand basin and WC. Tiling to walls. Tiled flooring.

Bedroom 19'6 x 10'1 max. Double glazed window.

Open plan lounge/kitchen/diner 27'0 x 11'6 dual aspect double glazed windows. French double glazed doors open onto balcony 10'7 x 5'0

Kitchen has a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob, extractor hood, washing machine and fridge/freezer to remain.

The property also has access to communal garden.

Further Details:

Length of Lease: 115 years remaining

Annual Ground Rent: £200.00

Annual Service Charge: £1,303.88

Freeholder: Attwood & Co

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

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.

