



## Colne Court, East Tilbury

Offers Over £180,000



- A well presented and fantastic size two bedroom first floor flat
- Excellent location for East Tilbury train station
- Long lease of approximately 96 years remaining
- Secure intercom entry system
- Lovely size lounge/diner
- Modern kitchen installed in 2024
- Two good size bedrooms
- Bathroom
- Plenty of parking facilities
- Vendor has already found their next property and are ready to move



Welcome to this well presented two-bedroom first floor flat located in Colne Court, East Tilbury. This spacious property boasts a well-designed layout, offering a comfortable living experience for individuals or small families alike.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous lounge/diner, perfect for both relaxation and entertaining. The modern kitchen, installed in 2024, is a highlight of the flat, featuring contemporary fittings and ample storage space, making it a joy to cook and dine in. The flat also comprises two good-sized bedrooms, providing plenty of room for rest and personal space, along with a bathroom.

The property benefits from a secure intercom entry system, ensuring peace of mind for residents. Additionally, there are ample parking facilities available, which is a significant advantage in this area. The flat's excellent location means you are just a short distance from East Tilbury train station, making commuting and travel convenient.

With a long lease remaining of approximately 96 years, this flat presents a fantastic opportunity for those looking to invest in a comfortable and modern living space. The current owners are ready to move, having already found their next property, which means you could be settling into your new home in no time. Don't miss out on this exceptional flat that combines modern living with a prime location.

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 fitted with shower. Wash hand basin and WC.

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

Newly fitted kitchen 2024. 7'9 x 7'6 double glazed window. White high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Space for appliances including space for freestanding cooker.

Further Details:

Communal parking

Annual Ground Rent: £150.00

Monthly Service Charge: £104.34

Approximate length of lease: 96 years remaining

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



