



## Colne Court, East Tilbury

Offers Over £190,000



- 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.



#### THE SMALL PRINT:

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

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

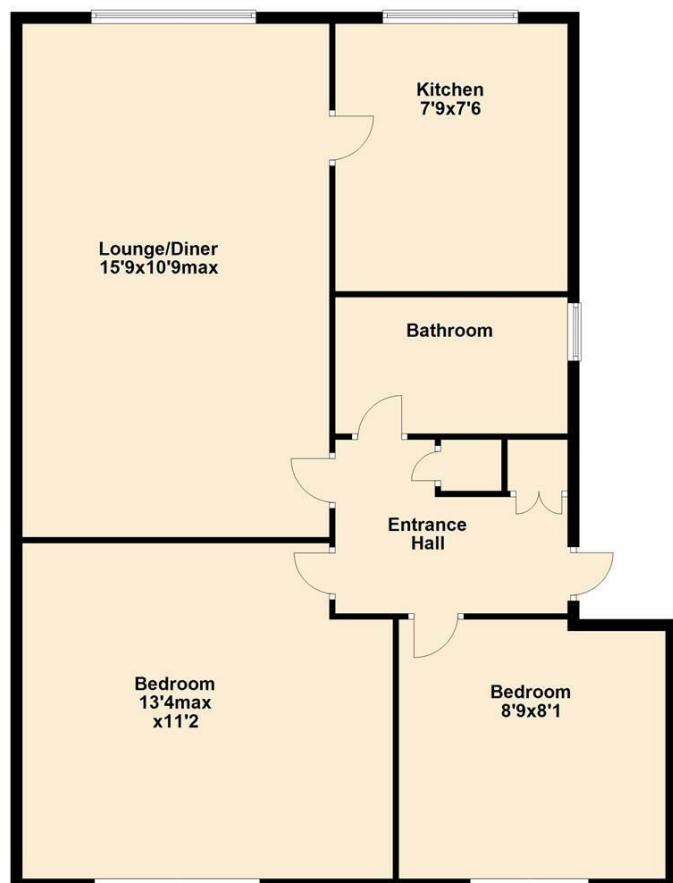
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

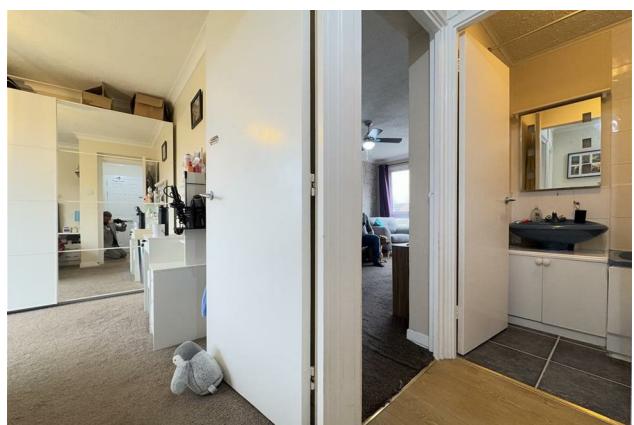
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan





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