

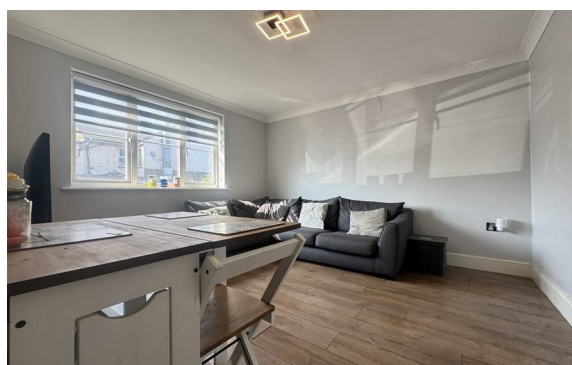


Queensland Court, Dock Road, Tilbury

Guide Price £170,000



- A well presented and fantastic size two bedroom ground floor flat
- Located just 0.1 miles from Tilbury train station, a commuters dream
- Town centre location within easy reach of local amenities
- Excellent size living space throughout
- Lovely size lounge/diner
- Modern kitchen
- Modern bathroom
- Two good size bedrooms
- Parking facilities
- Communal gardens



GUIDE PRICE £170,000 - £190,000.

Welcome to Queensland Court, a splendid ground floor flat situated on Dock Road in the heart of Tilbury. This well-presented two-bedroom apartment offers an excellent living space, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious lounge/diner, perfect for relaxing or entertaining guests. The flat boasts two generously sized bedrooms, providing ample space for rest and relaxation. The modern kitchen is well-equipped, making meal preparation a delight, while the contemporary bathroom adds a touch of luxury to your daily routine.

Location is key, and this property does not disappoint. Just a mere 0.1 miles from Tilbury train station, it is a commuter's dream, offering easy access to London and beyond. Additionally, the town centre is within close proximity, ensuring that local amenities such as shops, cafes, and parks are just a short stroll away.

For those with vehicles, the property benefits from parking facilities, and residents can enjoy the communal gardens, providing a lovely outdoor space to unwind.

In summary, this fantastic flat combines comfort, convenience, and modern living in a prime location. Do not miss the opportunity to make this delightful property your new home.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises, white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Tiling to walls.

Bedroom one 11'8 x 10'8 double glazed window.

Bedroom two 8'8 x 8'5 double glazed window.

Kitchen 10'1 x 5'9 double glazed window. 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. Space for other appliances.

Lounge 11'4 x 10'4 double glazed window. Wooden style flooring. Coved ceiling.

Further Details:

Communal Parking

Ground floor

Length of Lease: 77 years remaining

Annual Ground Rent: £200.00

Annual Service Charge: £2,100

Freeholder: tbc

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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THE SMALL PRINT:

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!

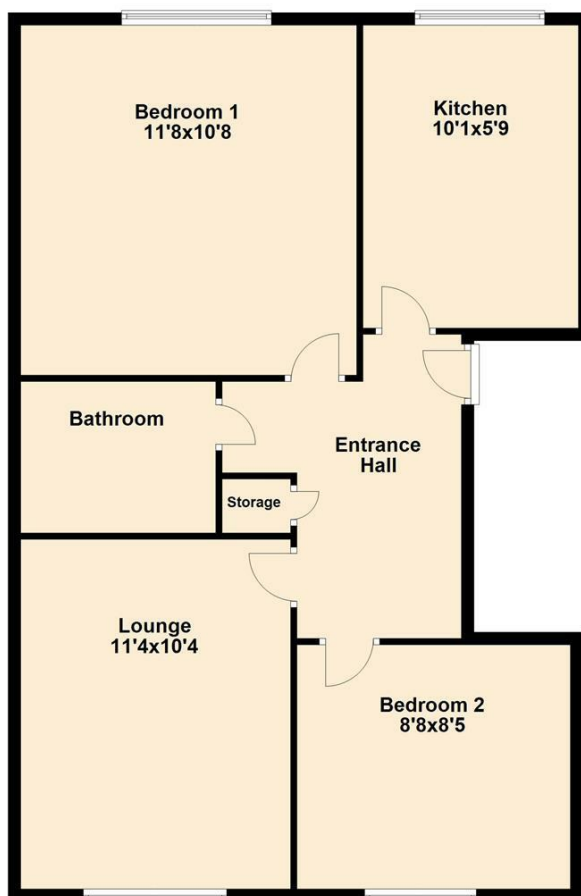
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

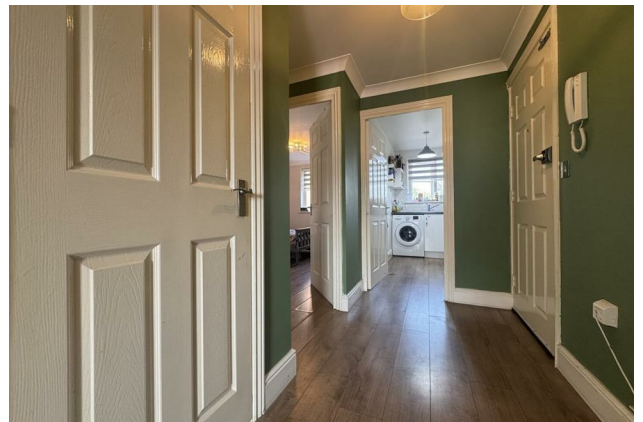
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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.



Ground





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