



## Coronation Avenue, East Tilbury

Guide Price £160,000



- No onward chain
- 101 year lease remaining
- Generously sized living room featuring stylish flooring
- First floor flat
- Allocated parking
- Ideal location for shops and schools
- Ideal first time purchase or investment opportunity
- Communal garden
- 0.3 miles to East Tilbury railway station



**GUIDE PRICE: £160,000 - £180,000**

**Nestled in the heart of East Tilbury on Coronation Avenue, this charming first-floor flat presents an excellent opportunity for first-time buyers or savvy investors. With no onward chain and a remaining lease of 101 years, this property is ready for you to make it your own.**

**The flat boasts a generously sized living room, adorned with stylish flooring that creates a warm and inviting atmosphere. This space is perfect for both relaxation and entertaining guests. The property features two well-proportioned bedrooms, providing ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use.**

**One of the standout features of this flat is the allocated parking, a rare find in such a desirable location. The communal garden offers a lovely outdoor space for residents to enjoy, making it an ideal spot for unwinding after a busy day.**

**Situated just 0.3 miles from East Tilbury railway station, commuting to London and beyond is both convenient and efficient. Additionally, the flat is ideally located near local shops and schools, catering to all your daily needs and making it a perfect choice for families.**

**In summary, this flat on Coronation Avenue is a delightful property that combines comfort, convenience, and style. Whether you are looking to step onto the property ladder or seeking a promising investment, this home is not to be missed.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bedroom one 13'5 x 11'3 double glazed window.

Bedroom two 9'1 x 8'3 double glazed window.

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

Lounge/diner 15'7 x 11'1 dual aspect double glazed windows. Wooden style flooring.

Kitchen 7'11 x 7'6 double glazed window to side. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Tiling to splash backs. Space for appliances including space for freestanding cooker.

Further Details:

Length of Lease: 101 years remaining

Annual Ground Rent: tbc

Annual Service Charge: tbc

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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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## 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





