



## 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.



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#### THE SMALL PRINT:

Length of Lease: 101 years remaining  
Annual Ground Rent: tbc  
Annual Service Charge: tbc  
Freeholder: tbc  
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**



