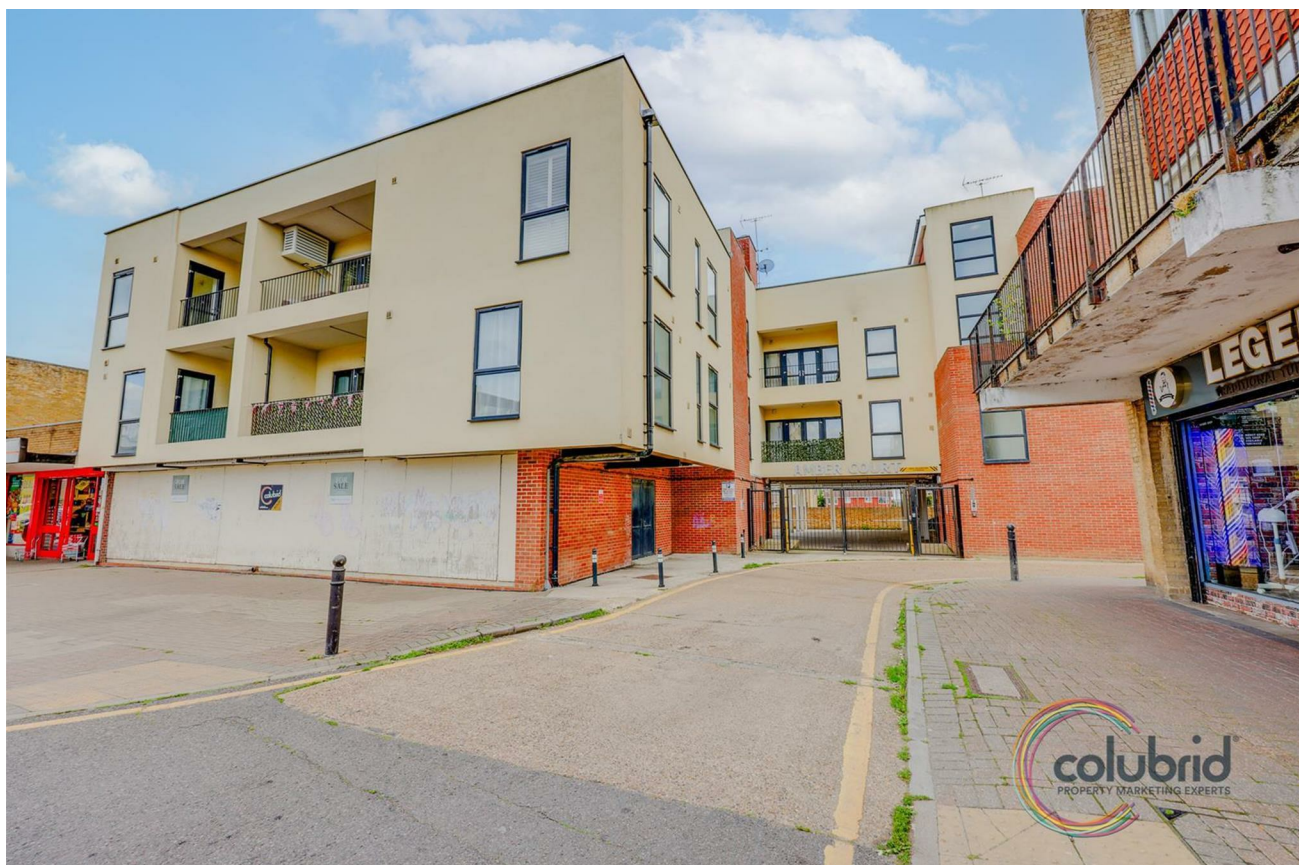




Amber Court, St Johns Way, Corringham

£1,450 Per Calendar
Month



- Gated development
- Available now
- Two double bedrooms both with en-suite's
- Study
- Huge open plan lounge/diner
- Balcony
- Communal roof terrace with amazing views
- Video secure entry
- Underfloor heating
- Town centre location



TWO LARGE DOUBLE BEDROOMS AND STUDY - HUGE OPEN PLAN LOUNGE/KITCHEN - BALCONY - EN SUITE TO BOTH BEDROOMS BEDROOM - SEPARATE WC - COMMUNAL ROOF TERRACE WITH AMAZING VIEWS - VIDEO SECURITY ENTRY - TOWN CENTRE LOCATION - AVAILABLE BEGINNING DECEMBER is this fantastic size apartment. Located in the heart of Corringham town centre the property holds an excellent location for all local amenities. Accommodation boasts large entrance hallway, study, huge open plan lounge/kitchen, two large double bedrooms both with en-suites, separate wc and balcony accessed via lounge with fantastic views. Further benefits include allocated parking, video security entry, integrated appliance's, underfloor heating and communal roof terrace with amazing views.

Entrance hall gives access to all rooms.

Bedroom one double glazed window. Smooth ceiling.

En-suite bathroom comprises, white paneled bath with shower over and glass splash screen door, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring.

Bedroom two. Double glazed window. Smooth ceiling.

En-suite shower room comprises shower cubicle, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring.

Living room with open plan/kitchen is of a lovely size offering balcony views. French double glazed doors. Wooden style flooring. Smooth ceiling with ample spot lighting.

Kitchen offers "Buttermilk" high gloss wall and base mounted units with matching storage drawers under. Brick style tiled splash backs. Complimentary work surfaces house electric hob, electric oven under, stainless steel extractor hood over. Integral appliances. Tiled flooring.

The property also has a study and separate wc, allocated parking and access to the communal roof terrace.

Council Tax Band: B

Local Authority: Thurrock

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

TENANCY FEES

1 Weeks Holding Deposit

SECURITY DEPOSIT

Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.

Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.

This covers damages or defaults on the part of the tenant during the tenancy.

OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money.

Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

PROPERTY MANAGEMENT All our properties are managed by Property Stop, and not ourselves. For more information visit www.property-stop.com



Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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