



## Rose Court, Fobbing Road, Corringham

Guide Price £190,000



- Attractive top floor one bedroom apartment within the desirable Rose Court development
- Built in 2014 and presented in excellent decorative order throughout
- Bright and spacious open-plan lounge, kitchen, and dining area ideal for modern living
- Contemporary kitchen with integrated appliances and ample storage space
- Generous double bedroom with room for fitted or freestanding wardrobes
- Stylish, well-appointed bathroom with modern fixtures and finishes
- Secure intercom entry system and welcoming communal entrance
- Allocated residents' parking space plus additional visitors parking
- Long lease of approximately 113 years remaining ensuring peace of mind
- Prime Corringham location, close to shops, amenities, and excellent transport links



**\*GUIDE PRICE £190,000 - £210,000\***

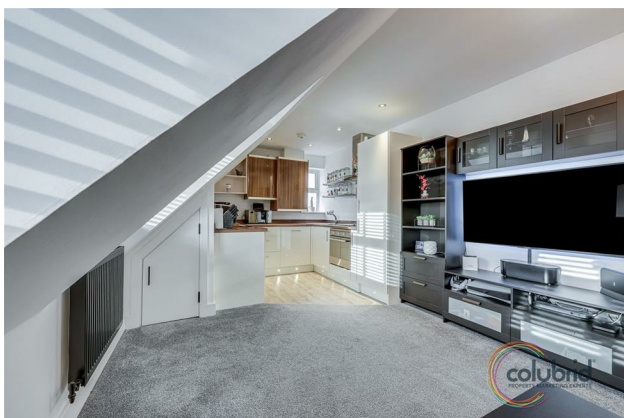
**Top-floor one-bedroom apartment in Rose Court, Corringham, featuring open-plan lounge/kitchen/diner, modern bathroom, double bedroom, allocated parking and long lease—contemporary, convenient living in a peaceful setting.**

Set within the highly sought-after Rose Court development, this beautifully presented top floor one bedroom apartment offers contemporary living in a peaceful yet convenient Corringham location. Built in 2014, the property enjoys an excellent standard of finish throughout, generous living space, and a long lease of approximately 113 years remaining.

The property welcomes you through an inviting entrance hallway with a secure intercom entry system, creating an immediate sense of comfort and security. The spacious open-plan lounge, kitchen, and dining area forms the heart of the home — a bright, airy space perfect for both relaxing and entertaining. The modern kitchen is fitted with a range of integrated appliances and sleek cabinetry, offering both style and functionality.

The bedroom is a well-proportioned double, providing ample space for furnishings and storage, while the contemporary bathroom is finished to a high standard with modern fittings and neutral décor.

Externally, the property benefits from an allocated parking space, along with visitor parking for guests. The development itself is well maintained and ideally positioned close to local amenities, transport links, and green open spaces, making it an excellent choice for first-time buyers, downsizers, or investors alike.



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#### THE SMALL PRINT:

Length of Lease: 114 years remaining  
Ground Rent: £150.00 per annum  
Service Charge: Approximately £182.00 per month  
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.



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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