



9 Rose Court

9 Rose Court 2a Fobbing Road Corringham Essex SS17 9BG

Home Of Leigh are happy to present this wonderful top floor apartment which is situated in a small development within walking distance of local bus routes and shops and which also boasts allocated parking and the huge advantage of no onward chain.

The accommodation comprises; entrance hall, a spacious open plan lounge, kitchen & dining area with integrated appliances, a well appointed double bedroom with fitted wardrobes and a modern three piece shower room.

Externally the property sits in well maintained communal grounds with allocated parking to the rear along with additional visitor parking bays.



Located on the Fobbing Road in Corringham, this perfect first time purchase or buy to let investment is perfectly positioned to take full advantage of local shops nearby along with bus routes giving access to the surrounding areas including Basildon. Stanford Le Hope railway station is also within easy reach giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via secure entry phone system into communal hallways with stairs leading to all floors.

Entrance Hall 6'1 x 3'2

Which is carpeted, smooth plastered ceiling, doors to:

Open Plan Lounge & Kitchen 21'3 x 11'3

A great size dual aspect living space with double glazed windows and velux windows to front and side aspects. The kitchen area is fitted to include a modern sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, matching eye level wall mounted units, integrated fridge and



wash hand basin, fully tiled surrounding walls, tiled flooring, fitted storage cupboards, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Parking Facilities

The property comes with one allocated parking space.

Lease Information

There are 114 years remaining on the lease.
Ground rent is £150 p/a (£75 payable every 6 months).
Maintenance Charge £29.87 per month.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

Agents Note

Tenant in situ and will be sold with vacant possession.



separate freezer, integrated dishwasher and washing machine, smooth plastered ceiling with inset spotlighting and access to loft space, part carpeted and part vinyl flooring, two radiators.

Bedroom 12'1 x 10'1

Double glazed window to front aspect, carpeted, smooth plastered ceiling, range of fitted wardrobes and matching dressing table, built-in eaves storage cupboard, radiator, door to:

En-Suite Shower Room 8'6 x 3'9

Velux window to front aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal

TOP FLOOR



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Price: £180,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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