



179A DOCK ROAD

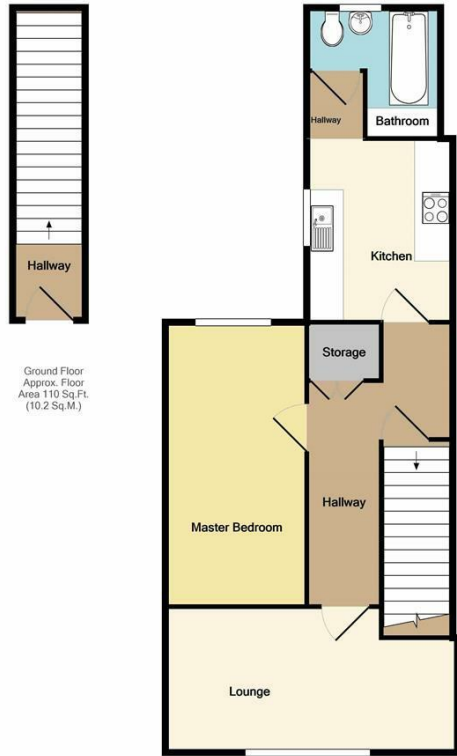
TILBURY, RM18 7BT

£170,000
LEASEHOLD

We are delighted to offer for sale this one bedroom first floor flat, ideally located for access to local shopping parades, bus routes and the Southend to London Fenchurch street C2C line at Tilbury Town.

The property itself benefits from having separate lounge and kitchen areas, parking, double bedroom and is also offered with no onward chain.

tm
thomas marsh



Ground Floor
Approx. Floor Area
110 Sq.Ft.
(10.2 Sq.M.)

1st Floor
Approx. Floor Area
818 Sq.Ft.
(76.0 Sq.M.)

Total Approx. Floor Area 928 Sq.Ft. (86.2 Sq.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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