



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



May Avenue, Canvey Island



Morgan Brookes believe - This fantastic modern first floor apartment is perfectly situated on the picturesque sea front of Canvey Island, offering a unique blend of contemporary living and coastal charm, and is an excellent opportunity to both first time buyers or a buy to let investor alike! Internally, the property comprises of three generously sized bedrooms, spacious living room and kitchen, bathroom and separate w/c for added convenience.

Our Sellers love - Located just a stone's throw away from the sea front, you can find breathtaking views and a refreshing sea breeze. Additionally, the property provides ample parking facilities and a garage, as well as being within catchment to Lubbins Park Primary School and Castle View Secondary School.

Key Features

- Modern First Floor Apartment.
- Three Great-Sized Bedrooms.
- Spacious Living Room & Kitchen.
- Bathroom & Separate W/C.
- Ample Parking.
- Garage.
- Beautiful Sea Front Location.
- Within Easy Access To Transport Links.

£220,000

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morganbrookes.co.uk

May Avenue, Canvey Island

Entrance

Wooden door leading to:

Entrance Hallway

Double glazed window to side aspect, fitted storage cupboard, textured ceiling, carpet flooring, doors leading to:

Living Room

15' 6" x 11' 1" (4.72m x 3.38m)

Double glazed window to rear aspect, ornate fireplace, dado rail, coving to textured ceiling, carpet flooring.

Kitchen

11' 5" x 7' 0" (3.48m x 2.13m)

Double glazed windows to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, splashback tiling, textured ceiling, laminate flooring.

Bedroom 1

16' 0" x 8' 9" (4.87m x 2.66m)

Double glazed window to side aspect, fitted wardrobes, coving to textured ceiling, carpet flooring.

Bedroom 2

11' 5" x 9' 1" (3.48m x 2.77m)

Double glazed window to front aspect, coving to textured ceiling, carpet flooring.

Bedroom 3

9' 2" x 8' 9" (2.79m x 2.66m)

Double glazed window to side aspect, fitted wardrobes, textured ceiling, carpet flooring.

Family Bathroom

5' 8" x 4' 6" (1.73m x 1.37m)

Double glazed window to side aspect, panelled bath with raised shower system over, wash hand basin, tiled walls, textured ceiling, laminate flooring.

Separate W/C

5' 0" x 2' 9" (1.52m x 0.84m)

Double glazed window to side aspect, low level W/C, textured ceiling, laminate flooring.

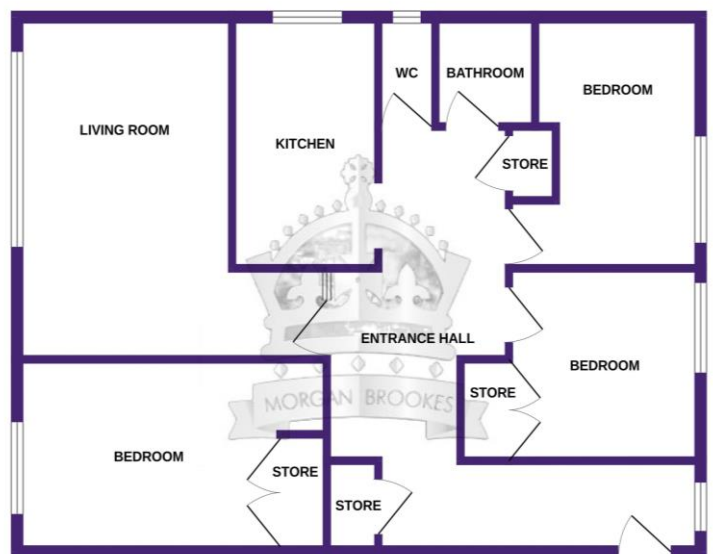
Additional Information

Council Tax Band: B

Length Of Lease: 147 Years

Ground Rent: £400 PA

FIRST FLOOR



MORGAN BROOKES
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the measurements. 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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Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.