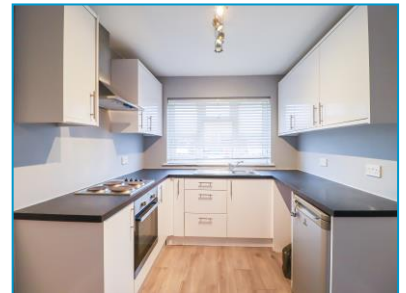
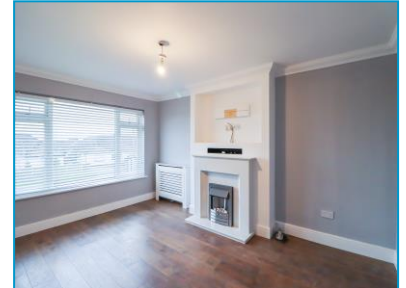




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Point Road, Canvey Island



**Morgan Brookes believe** – Look no further than this outstanding first floor apartment, offering a comfortable and modern living space, perfect for a first time buyer or investor. The property offers a no onward chain sale and has been completely redecorated with new carpets throughout, boasting a large living room, a contemporary kitchen/diner, two double bedrooms and a three-piece bathroom!

**Our Sellers love** – That the property is positioned in a popular location in catchment to Leigh Beck, within close proximity to local amenities and transport links, with access to a low maintenance shared garden, leading to the garage and

### Key Features

- No Onward Chain.
- A Spacious Upper Floor Apartment.
- Two Double Bedrooms.
- Good Size Kitchen / Diner.
- Low Maintenance Shared Garden.
- Own Garage and Parking.
- Leigh Beck Catchment Area.
- Call Morgan Brookes Today.

**Offers in Excess of  
£185,000**



# Point Road, Canvey Island

## Communal Entrance

Panelled door leading to:

## Communal Hallway

Stairs leading to first floor landing, smooth ceiling, wood effect flooring.

## Private Entrance

Panelled door leading to:

## Entrance Hallway

Airing cupboard. ceiling including loft access, carpet flooring, doors leading to:

## Living Room

15' 0" x 11' 9" (4.57m x 3.58m)

Double glazed window to front aspect, storage heater, smooth ceiling, carpet flooring.

## Kitchen/Diner

11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed window to rear aspect, fitted with a range of wall and base mounted units, fitted electric oven, washing machine and fridge to remain, roll top work surfaces incorporating four ring electric hob with extractor fan over, stainless steel sink and drainer, wood effect flooring, space for table and chairs, current set to remain.

## First Bedroom

14' 6" x 13' 0" (4.42m x 3.96m)

Double glazed window to front aspect, storage heater, carpet flooring.

## Second Bedroom

9' 2" x 9' 7" (2.79m x 2.92m)

Double glazed window to rear aspect, storage heater, carpet flooring.

## Bathroom

8' 9" x 6' 10" (2.66m x 2.08m)

Obscure double glazed window to rear aspect, panelled bath with raised shower attachments, shower screen, pedestal hand basin, low level W/C, tiled walls and flooring.

## Shared Garden (Between Two Apartments)

Raised decking area, rear gated access.

## Front Of Property

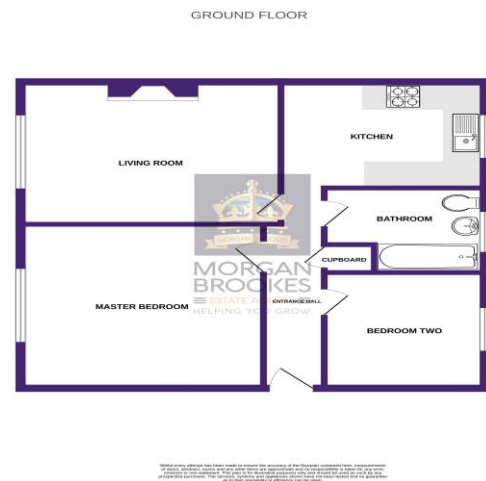
Mainly laid to lawn, paved pathway leading to front door.

## Parking and Garage

Located to rear of the property, space for two cars leading to Garage.

## Additional Information

Council Tax Band: B Length Of Lease: 85 years Service Charges: Bricks And Mortar Insurance Paid To Pier Management And Approximately £100 Per Year Paid To Portfolio Maintenance. Ground Rent: 2 payments of £165



## Local Authority Information

Castle Point Borough Council

**Council Tax Band: B**

01268 755626

morganbrookes.co.uk

Offers in Excess of  
**£185,000**

### 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.