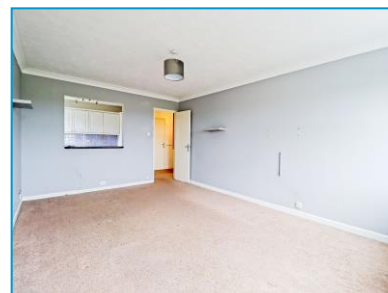




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Western Esplanade, Canvey Island



Morgan Brookes Believe - This superb size two double bedroom 1st floor apartment is a must see! Ideally positioned close to Canvey Island Sea Front and Town Centre. This property offers a vast amount of space. Benefits include a modern bathroom, large kitchen, 18' living room, two double bedrooms, all centered around a huge hallway. There are communal gardens and allocated parking for two vehicles.

Our Sellers love - The overall size of the apartment and being in a prime location close to the Sea Front offering an array of eateries and bars to enjoy.

Key Features

- Guide Price £220,000 - £230,000.
- A Superb Size 1st Floor Apartment.
- Two Double Bedrooms.
- Allocated Parking For 2 Vehicles.
- Close To Seafront & Town.
- Approx. 166 Year Lease Remaining.
- No Onward Chain.
- Call Morgan Brookes Today!

**Guide Price £220,000 -
£230,000**

Western Esplanade, Canvey Island

Entrance

Wooden panelled door leading to:

Entrance Hall

17' 7" NT 5' 11 x 15' 9 NT 4' 10" (5.36m x 1.80m)

Wooden flooring and carpet, storage heater, dado rail, doors leading to:

Living Room

18' 3" x 12' 2" (5.56m x 3.71m)

Two double glazed windows to the side, storage heater, coving to ceiling.

Kitchen

10' 7" x 10' 1" (3.22m x 3.07m)

Double glazed window to side, fitted with a range of base and wall mounted units, fitted oven, space and plumbing for appliances, roll top work surfaces incorporating four point electric hob and extractor fan above, sink and drainer, splash back tiles, wooden flooring, coving to ceiling.

Bathroom

11' 6" x 6' 8" (3.50m x 2.03m)

Panelled bath, double shower cubicle, vanity hand basin, low level W/C, tiled walls and flooring.

Master Bedroom

14' 3" x 11' 6" (4.34m x 3.50m)

Two double glazed window to side, storage heater.

Second Bedroom

18' 4" x 13' 8 NT 9' 0" (5.58m x 4.16m)

Double glazed window to side, storage heater.

Communal Gardens

Communal gardens surrounding the property.

Parking

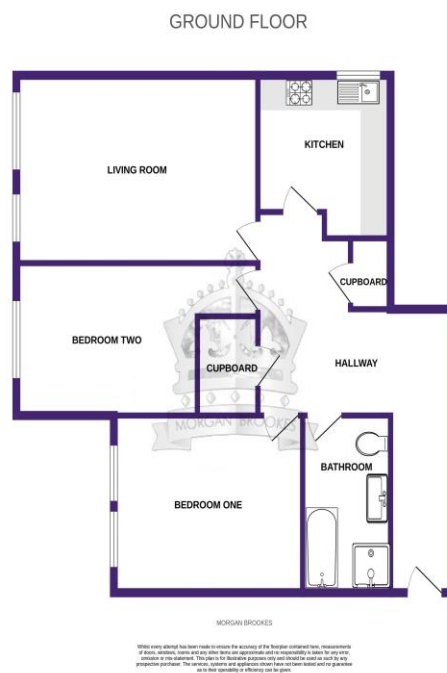
Allocated parking for two vehicles.

Additional Information

Approximately 166 years lease remaining (199 in 1992).

Ground rent - £75 per year.

Service Charge - £440.00 every 6 months.



Local Authority Information
Castle Point Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

Guide Price £220,000
- £230,000

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.