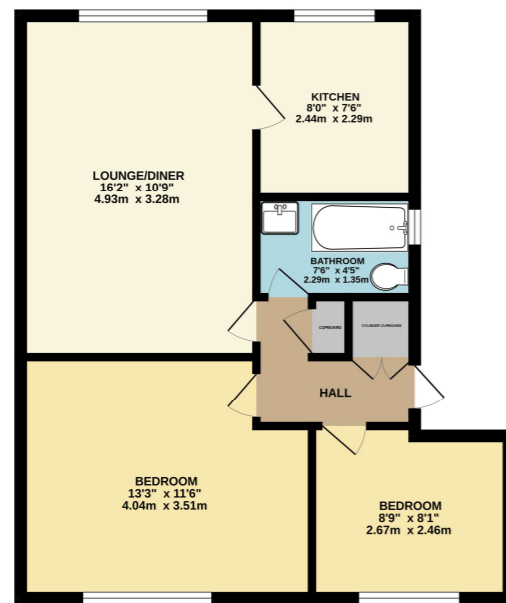


FIRST FLOOR



COLNE COURT

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 equipment shown have not been tested and no guarantee is given to their operability or efficiency. See for details. Also see Energy CSD4.

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Minutes from East Tilbury Train Station, ideal for London Commuters and positioned in lovely location with plenty of green spaces in the surrounding area alongside River Thames walks/ "Coal House fort" is this 2 Bedroom 1st floor home with sizeable accommodation, communal parking & 97 years Lease.

Entrance Hallway :

Lounge Diner : 16'2" x 10'9" (4.93m x 3.28m)

Kitchen : 8' x 7'6" (2.44m x 2.29m)

Bedroom 1 : 13'3" x 11'6" max (4.04m x 3.5m max)

Bedroom 2 : 8'9" x 8'1" (2.67m x 2.46m)

Bathroom : 7'6" x 4'5" (2.29m x 1.35m)

Communal Parking

Lease information

97 Years Approx Remaining Ground Rent: £150 per annum approx. Service Charge : £148.50 per annum approx.

