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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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BUT BIG ENOUGH TO SUCCEED  
IN SELLING YOUR HOME

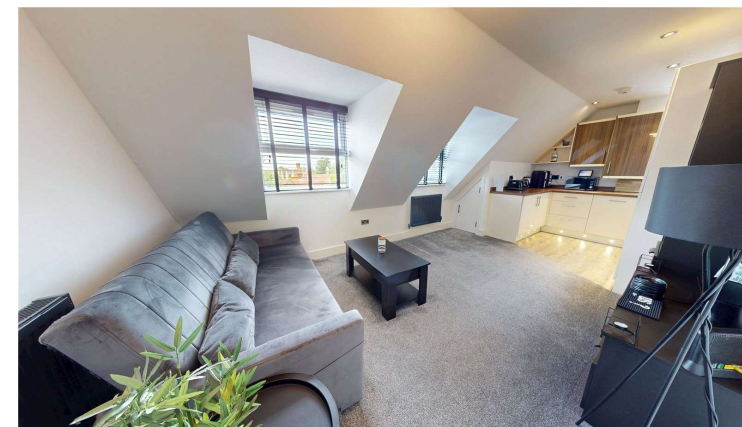
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ESTATE AGENTS



**Fobbing Road, Corringham, SS17 9BG | Guide Price: £200,000 to £220,000**

- 125 year lease from 2014
- Feature 21'2" living/kitchen space
- Integrated appliances to kitchen
- Beautifully presented
- Delegated parking
- Loft Space



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Guide Price: £200,000 to £220,000. 2014 built 2nd floor apartment highly specified with integrated kitchen and luxury bathroom. Benefits loft space, Old Corringham location, very modern, stylish interior and efficient C rated EPC. Ideal first time or investment purchase.

Lobby:  
Fitted carpet. Door from communal hallway. Entrance door to:

Hall: 7' x 3'8" (2.13m x 1.12m)  
Radiator. Fitted carpet. Access to boarded loft space with ladder. Doors to:

Lounge/Kitchen: 21'2" (6.45) x 10'8" (3.25) < 8' (2.44)  
Two double glazed windows to front. Double glazed window to side. Two radiators. Fitted carpet to lounge area. Luxury vinyl tiles to kitchen area. Base and eye level units. Work surfaces including single drainer sink unit with mixer tap, cupboard concealing combi boiler, integrated fridge/freezer, dishwasher, electric fan oven and 4 ring electric hob and extractor fan over.

Bedroom: 13'5" x 10'8" (4.1m x 3.25m)  
Double glazed window to side. Two double glazed Velux style windows. Radiator. Fitted carpet.

Bathroom: 7' x 6'7" (2.13m x 2m)  
Double glazed window to rear. Heated towel rail radiator. Vinyl flooring. Modern suite comprising: Panelled bath with plumbed in shower and fitted screen, wash hand basin with mixer tap, low flush wc and tiled walls.

Garden:  
There is a communal garden.

Parking:  
There is a delegated parking space plus 3 visitor spaces for the development.

Council Tax:  
Band B.

Lease:  
We are advised by the seller that the lease term is 125 years from 2014 and gather the service charge is £139.00 per month. Ground rent is £150 P/A (Buyers solicitors to check during conveyancing).

Agents Note:  
The property is furnished to a nice standard and items can be purchased by separate negotiation.

