



*Flat 25 Clermont House 38 Long
Road*



Flat 25 Clermont House 38 Long Road Canvey Island SS8 0JY

Guide Price £265,000



Stunning two-bedroom penthouse apartment located on the top floor with only one other apartment. This exceptional property is designed specifically for residents aged 55 and over, offering a perfect blend of comfort and convenience.

As you step into the spacious open-plan Lounge & Kitchen, you will immediately appreciate the generous living space that is ideal for relaxation and entertaining. The apartment boasts two delightful balconies off the Lounge and the main bedroom, providing you with the perfect spots to enjoy your morning coffee or unwind in the evening while taking in the views. Completing the accommodation is a modern Shower room. The apartments also benefit from a communal roof terrace providing further outdoor space.

Situated in a superb location, this penthouse is within walking distance of the town centre, where you will find a variety of shops, cafes, and amenities. Additionally, the main doctors' hub is conveniently close, ensuring that healthcare services are easily accessible.

This property is not just a home; it is a lifestyle choice that offers both independence and community. With its prime location and spacious design, Clermont House is an ideal retreat for those looking to enjoy their golden years in comfort and style. Don't miss the opportunity to make this wonderful penthouse your new home.



Hall

The property is approached via a security entrance door leading to a communal entrance hall with a lift providing access to the top floor, further hallways leading to a personal door, the personal door leads to an entrance hall with Karndean flooring, a door to an airing cupboard housing a hot water cylinder and storage, with further panelled doors leading to the accommodation

Kitchen Area

12'4 x 8'7 (3.76m x 2.62m)

Open plan kitchen/lounge, with flat plastered ceiling and downlighting, ceramic tiling to the floor, range of square edge work surfaces incorporating sink and drainer plus Quooker hot tap, matching base and eye level units to two walls, integrated fridge freezer and dishwasher, fitted microwave, inset hob with extractor over and oven to the side, plumbing and space for separate washing machine and tumble dryer.

Lounge Area

12'2 x 11'5 (3.71m x 3.48m)

UPVC patio doors leading onto the balcony affording views towards Hadleigh Downs in the distance, tv and power points, Kardean flooring, wall-mounted electric radiator, space for dining room table and chairs as required.

Bedroom One

13'9 x 8'10 (4.19m x 2.69m)

UPVC double-glazed patio doors leading onto the second balcony, again with affording views in the distance of Hadleigh Downs, flat plastered ceiling, power points, wall-mounted electric radiator, panelled door providing access to bedroom two

Bedroom Two

13'9 x 6'2 (4.19m x 1.88m)

Currently utilised as a dressing room and access from bedroom one, UPVC double-glazed window to the rear elevation and power points - SEE AGENTS NOTE BELOW -

Shower Room

Modern white suite comprising low level push flush wc, wall mounted wash hand basin with vanity cupboard below, fully tiled shower with screening, half ceramic splash back, tiling of the walls and ceramic tiled floor, heated towel.

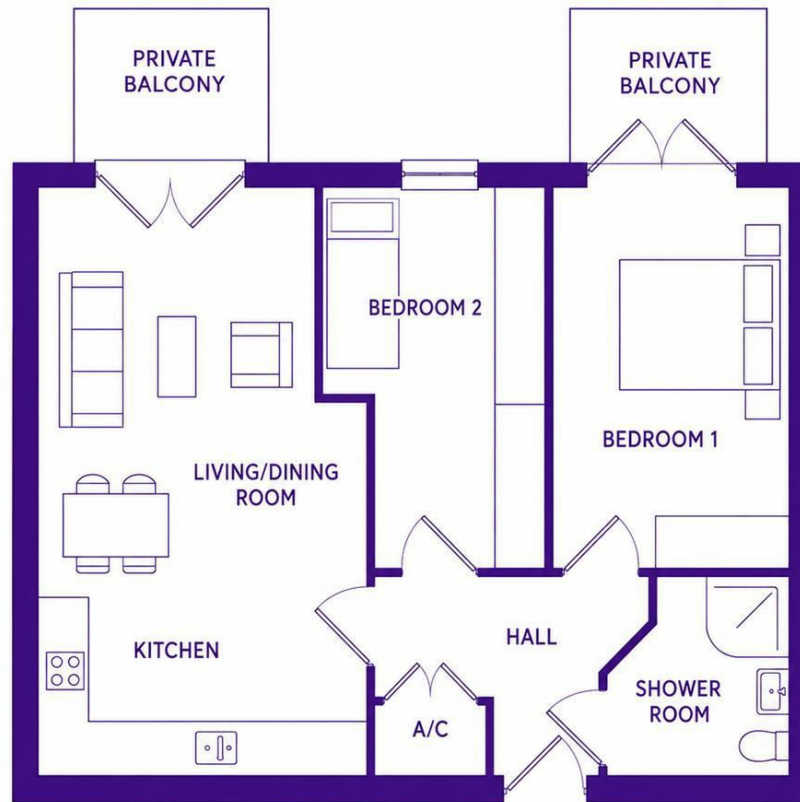
Agents Notes

Bedroom two/Dressing Room - should you wish for the second bedroom to revert to a standard functioning bedroom, the owners have confirmed they will have this work carried out professionally for you once an exchange of contracts has taken place

Exterior

Secure parking is located to the rear of the apartments.





THIRD FLOOR
APARTMENT LOCATION IN BUILDING

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

