



*Flat 19 The River Front Eastern  
Esplanade*



**Flat 19 The River Front  
Eastern Esplanade  
Canvey Island  
Essex  
SS8 7DN  
£185,000**



This delightful Apartment offers a unique opportunity to embrace coastal living without the hassle of a chain. With its enviable position directly on the seafront,

The apartment features a spacious lounge/dining room, perfect for both relaxation and entertaining. The good-sized bedroom boasts its own private balcony, providing an ideal spot to unwind while taking in the fresh air.

The modern kitchen is well-equipped, making it a joy to prepare meals, with a stylish Bathroom completing the accommodation. This property is perfect for those seeking a tranquil retreat or a vibrant seaside lifestyle,

With no onward chain, this apartment is ready for you to move in and start enjoying the best of Canvey Island living. Whether you are a first-time buyer, a downsizer or investor, this charming property is not to be missed. Embrace the opportunity to make this seafront apartment your own and experience the beauty of coastal life.



**Communal Hall**

The property is approached via the rear and via a video security phone entry system leading to a communal hallway, stairs, and a lift, which leads to the first floor with a personal door leading to your own hall.

**Hall**

Radiator, storage cupboard, wall-mounted video phone entry system, and doors leading to the accommodation.

**Lounge/Diner**

20' x 11'3 (6.10m x 3.43m)

Feature UPVC double-glazed square bay window to the rear elevation, radiator, TV and power points, coved and flat plastered ceiling, ample space for a table and chairs, arch leading to the open-plan kitchen

## **Kitchen**

8'2 x 6'7 (2.49m x 2.01m)

Flat plastered ceiling, single drainer stainless steel sink unit inset to a range of rolled edge work surfaces to three sides with white gloss units at base and eye level, hob with fitted oven below and stainless steel extractor canopy over, plumbing and space for washing and space for fridge freezer, wall mounted concealed boiler, tiled splashback and flat plastered ceiling.

## **Bedroom**

16' x 9' (4.88m x 2.74m)

Coved and flat plastered ceiling, power points, radiator, UPVC double-glazed French doors to the rear elevation and leading onto the balcony with glass screening.

## **Bathroom**

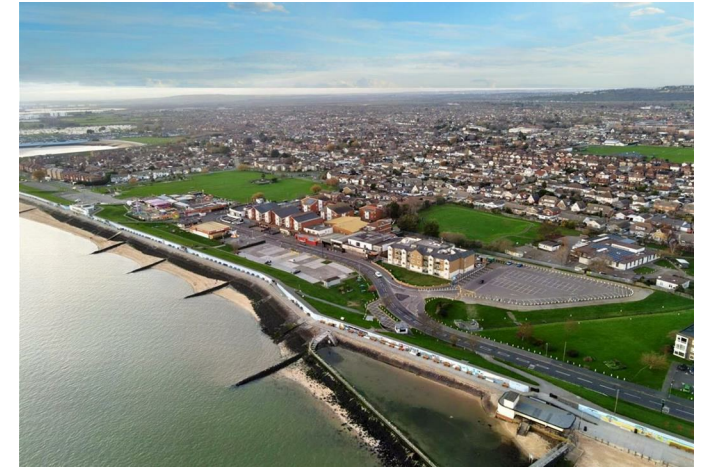
Modern white suite comprising panelled bath with fitted shower and folding screen over, pedestal wash hand basin, low level flush wc, radiator, flat plastered ceiling, tiled splashback and extractor.

## **Parking**

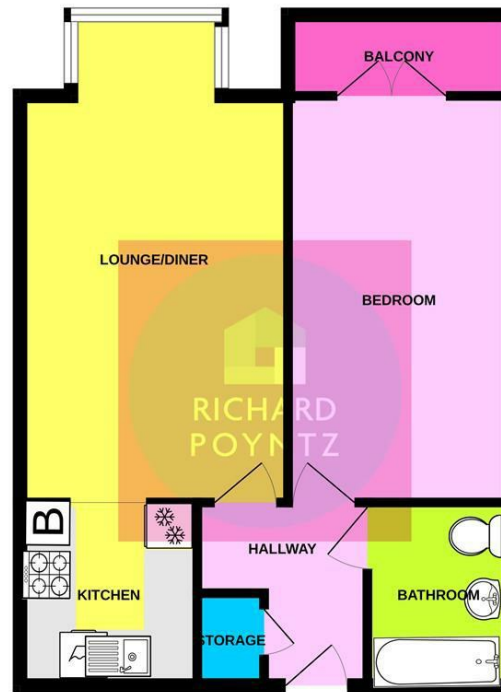
To the rear, we are advised there is allocated parking for one vehicle

## **Lease Details**

We are advised that the lease is 125 years from 2015, with the Ground Rent being £260.00 per annum and a Service Charge of £440 every quarter. These figures will need to be verified by any prospective purchasers' solicitors.



GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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