



## Nairn Court, Dock Road, Tilbury

Offers Over £155,000



- Being sold with no onward chain, allowing for a straightforward and potentially swift purchase
- Newly extended lease of approximately 153 years, providing long-term security and added peace of mind for the next owner
- Ideal first time buy or buy-to-let investment opportunity in a well-connected location
- Ground floor maisonette offering easy access and practical single-level living
- Inviting entrance hallway creating a welcoming first impression and separating the living accommodation
- Generous lounge with ample natural light, offering comfortable space for both relaxing and entertaining
- Modern, well-appointed kitchen featuring good storage and work surface space for everyday convenience
- Good size double bedroom providing comfortable accommodation with space for wardrobes and additional furnishings
- Contemporary shower room finished to a clean and practical standard
- Just 0.2 miles from Tilbury Town railway station with direct services to London Fenchurch Street railway station, plus the added benefit of allocated parking



**Offered to the market with no onward chain, this smart one bedroom ground floor maisonette in Nairn Court, Dock Road is the definition of a move-straight-in opportunity. Whether you are taking your first step onto the property ladder or adding a solid performer to your portfolio, this home ticks all the right boxes.**

A major selling point is the newly extended lease of approximately 153 years, offering rare long-term security and genuine peace of mind for years to come. It is one less thing to worry about and a big plus for future resale.

Inside, the layout is practical, well-proportioned and filled with natural light. The inviting entrance hallway leads through to a lovely size lounge, providing a comfortable space to relax, work from home or host friends. The modern, well-appointed kitchen offers ample storage and work surfaces, proving that good things really do come in efficient packages. The double bedroom is a great size, while the contemporary shower room is finished to a clean and stylish standard.

Location is where this property really shines. Tilbury Town railway station is just 0.2 miles away, offering direct links into London Fenchurch Street railway station — meaning your commute can be measured in minutes rather than miles.

Allocated parking adds everyday convenience, and with keys held for viewings, this is one you can see at short notice. A smart start, a smart investment, and a smart move all round.

Tilbury is a well-connected Thames-side town that continues to attract buyers seeking value, convenience and strong transport links into London. Popular with commuters and investors alike, the area offers practical everyday amenities alongside easy access to surrounding towns and the capital.

For rail users, Tilbury Town railway station provides direct services to London Fenchurch Street railway station, making it a straightforward journey into the City. Road connections are equally convenient, with access to the A13 linking to the M25 and wider motorway network.

Tilbury also benefits from riverside walks along the Thames and local points of interest such as Tilbury Fort, a historic landmark offering panoramic river views. Larger retail and leisure facilities can be found a short drive away at Lakeside Shopping Centre.

Combining affordability, strong commuter credentials and ongoing regeneration in the wider Thurrock area, Tilbury represents a smart and practical choice for buyers looking to balance budget with connectivity.



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#### THE SMALL PRINT:

Council Tax Band: A  
Local Authority: Thurrock  
Annual Service Charge: £1606.62  
Annual Ground Rent: £120.00  
Length of Lease: 153 years remaining

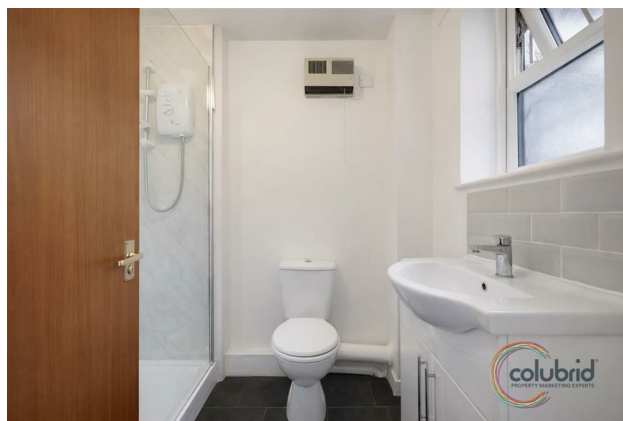
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



### Ground Floor

