



6 McGrail Court Aalten Avenue



**RICHARD
POYNTZ**

**6 McGrail Court Aalten
Avenue
Canvey Island
Essex
SS8 7QP
£210,000**



Situated on the top floor of a well-maintained block in a pleasant and established part of Canvey Island, this well-proportioned flat enjoys direct views across the estuary from both the lounge and the main bedroom—a real highlight and something that immediately sets it apart.

The accommodation includes a good size lounge with space for both seating and dining, taking full advantage of the outlook. The main bedroom also benefits from estuary views, while the remaining rooms are sensibly laid out and well balanced.

The flat is double glazed and served by gas central heating, offering comfortable, economical living throughout. The kitchen and bathroom are practical and well presented, making the property ideal for owner-occupiers or investors alike.

Externally, there is parking available, and the property is sold with a share of the freehold, which typically results in lower service charge costs



Hall

Flat plastered ceiling, storage cupboards and radiator, access to the two bedrooms, the lounge, bathroom, and kitchen.

Lounge

16'10' x 11'11 (5.13m' x 3.63m)

Double-glazed French doors open onto a Juliet balcony with panoramic views of the Thames Estuary to all sides, a further double-glazed window to the side, and two radiators.

Kitchen

9'6 x 6'9 (2.90m x 2.06m)

A modern fitted kitchen in Grey with work surfaces over, an inset oven and hob, a wall-mounted gas-fired boiler, an inset stainless steel sink, and matching units at eye level.

Bedroom One

11' x 10'4 (3.35m x 3.15m)

Double-glazed window to the front elevation



again with panoramic views of the Thames Estuary, coving to flat plastered ceiling, and radiator.

Bedroom Two

9'11 x 8'5 (3.02m x 2.57m)

A good-sized second bedroom, double-glazed window to the rear, and radiator.

Bathroom

A modern three-piece white suite comprising a panelled bath with a shower screen, a vanity unit with an inset wash hand basin and WC, and tiling to walls.

Exterior

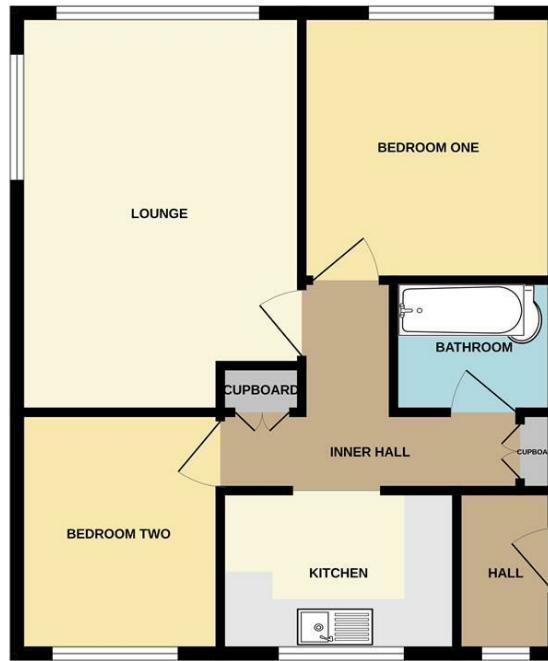
Communal parking and gardens

Agents Notes

We are informed that this property comes with a share of the freehold



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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 misstatement. 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.
Made with Metropix (2023)

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.

