



\* £180,000 - £200,000 \* Located on Long Road in the charming Canvey Island, this delightful ground-floor retirement flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful and manageable living space. The large lounge area provides an inviting atmosphere, perfect for relaxation or entertaining guests. The fully fitted kitchen is designed with practicality in mind, making meal preparation a breeze. Residents will also appreciate the communal garden area, which offers a lovely outdoor space to enjoy the fresh air, along with a communal balcony area that enhances the sense of community among neighbours. This retirement property is conveniently located close to local amenities, ensuring that essential services and shops are just a short stroll away. Whether you are looking to downsize or seeking a supportive community, this flat presents an excellent opportunity for comfortable living in a serene environment. Don't miss the chance to make this charming property your new home.

- Ground floor retirement flat
- Fully fitted kitchen
- Communal garden area with a communal balcony area
- No onward chain
- Large lounge with access to the communal balcony
- Communal kitchen-lounge area
- Close to local amenities
- Over 65's only

## Long Road

Canvey Island

**£180,000**

Price Guide



# Long Road



## Frontage

Attractive communal front garden area, pathway leading to:

## Communal Entrance Hallway

Smooth ceiling with a pendant light, radiator, carpet, entry phone system, door to:

## Entrance Hallway

Smooth coved ceiling with a pendant light, radiator, carpet, doors to all rooms.

## Lounge

Smooth coved ceiling with a pendant light, double-glazed French doors to the rear opening out onto the balcony, radiator, carpet, opening to:

## Kitchen-Diner

Smooth coved ceiling with a pendant light. Modern kitchen comprising of; wall and base level units with a marble effect roll edge worktop, inset stainless steel sink and drainer with a chrome mixer tap, inset oven and grill, inset four-ring electric hob with an extractor fan above, integrated fridge and freezer on a 70/30 split, integrated dishwasher, tiled splashbacks, tiled flooring.

## Bedroom One

Smooth coved ceiling with a pendant light, double-glazed window to the front, space for floor-to-ceiling wardrobes, radiator, carpet.

## Bedroom Two

Smooth coved ceiling with a pendant light, double-glazed window to the rear, space for a floor-to-ceiling wardrobe, radiator, carpet.

## Bathroom

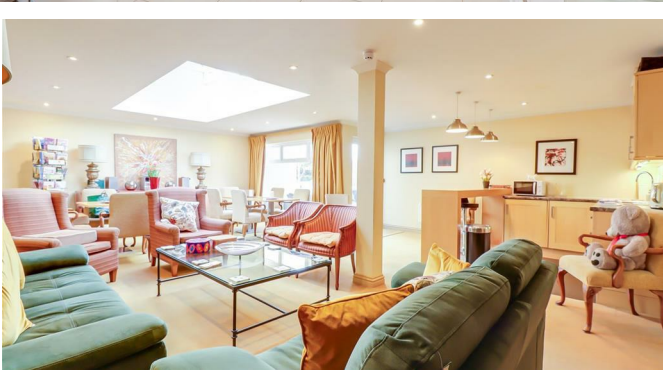
Smooth coved ceiling with inset spotlights, large walk-in shower with a rainfall head, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

## Communal Area

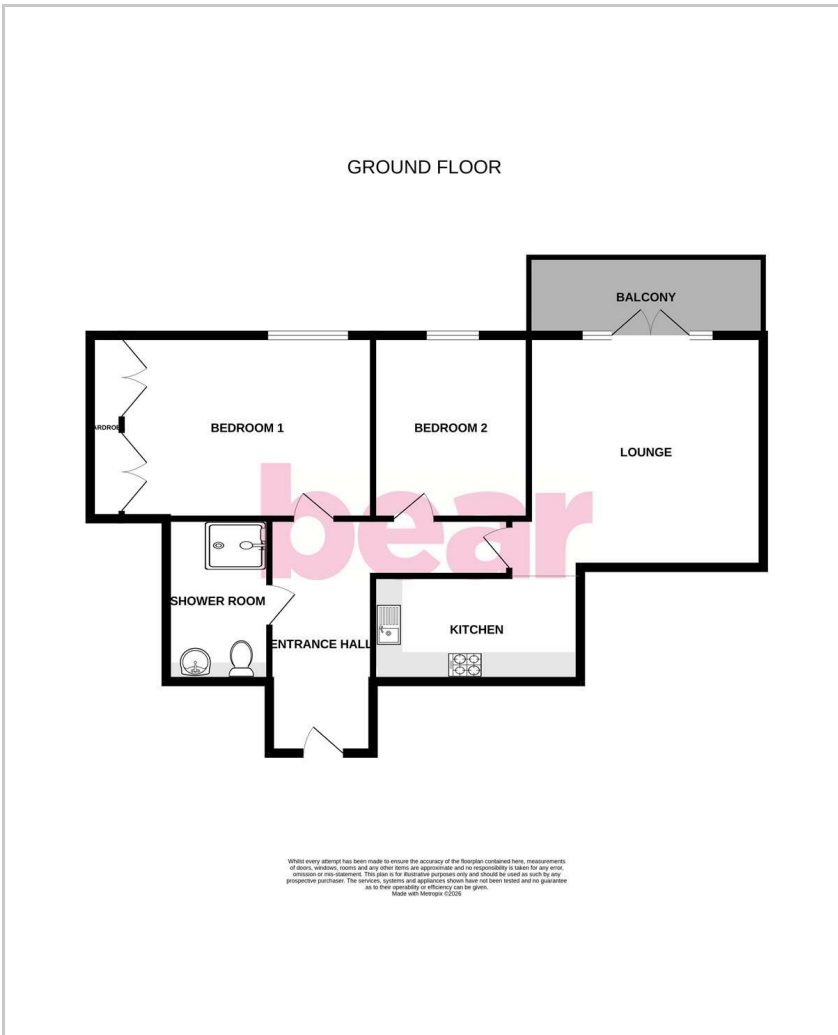
Raised decking area with outside seating, views over the communal gardens,

## Communal Garden

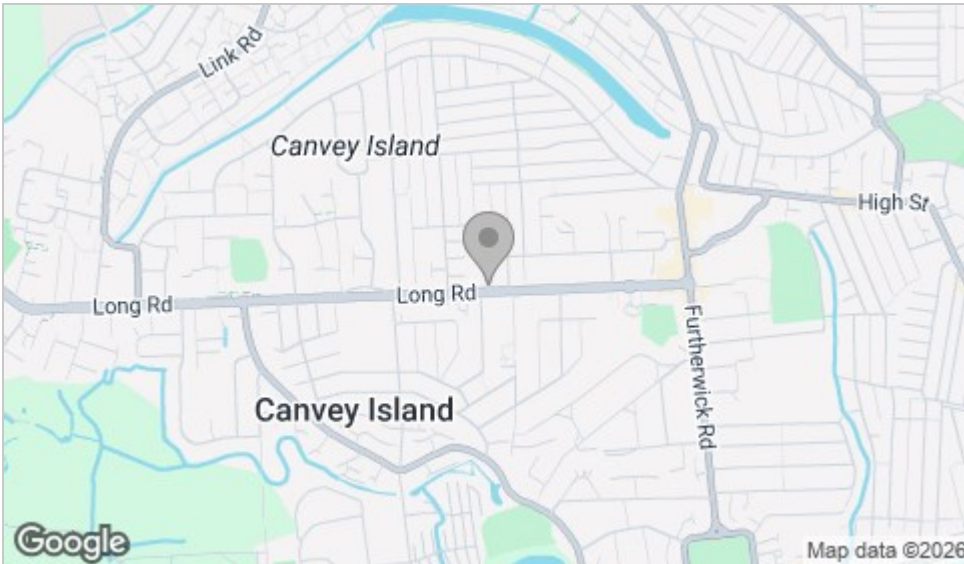
Hedging to either side and the rear for privacy, gate to the rear leading to the road, mature tree and shrub borders, paved pathway leading down the centre of the garden.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		