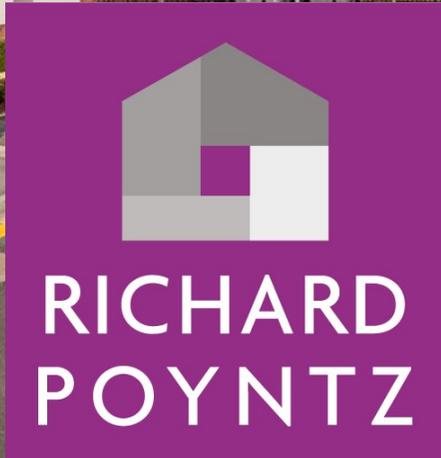




23 Clermont House



23 Clermont House Canvey Island Essex. SS8 0JY

£277,500



This apartment, one of the largest in the highly sought-after recent development, is being offered for sale with no onward chain. Nestled at the rear of the development, it features two spacious double bedrooms and a meticulously designed shower room.

The elegant lounge seamlessly combines with a dining area and a well-equipped kitchen, complete with modern appliances and ample cupboard space. The property boasts a breathtaking roof terrace, accessible one floor up, a residents' lounge and an indoor mobility scooter store. The gated parking adds an extra layer of security. Its prime location within the town centre provides easy access to diverse shops and cafes. Moreover, it is conveniently situated opposite the I doctors' and bus route hubs. To top it off, a video entry system and lifts contribute to the overall ease and convenience of the property.



Hallway

A spacious carpeted hallway with a large storage cupboard/airing cupboard, doors off to the accommodation, and a video security entry system.

Lounge / Kitchen / Dining

26'2 x 12'5

Double glazed French doors with a Juliette balcony, the lounge area has a fitted carpet,

coving to ceiling, the kitchen area has a luxury fitted kitchen with units at eye and base level, inset sink with worksurfaces to two walls, oven, hob, extractor, dishwasher, washing machine and fridge freezer included.

Bedroom one

15'8 x 9'2

Double glazed bay window, fitted carpet, flat plastered ceiling.

Bedroom Two

15'8 x 9'2

Double glazed window, fitted carpet, flat plastered ceiling.

Shower Room

With a walk-in shower cubicle and glass screen, wall-mounted wash hand basin and low-level wc, tiled to the walls and floors.



GROUND FLOOR



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 a guide for 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 ©2024

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.

