



Colne Court, East Tilbury

Guide Price £100,000



- Two bedroom flat found in excellent location for East Tilbury train station
- Secure intercom entry system
- Lounge/diner and kitchen
- Two bedrooms and family bathroom
- Close to local amenities
- Plenty of parking facilities



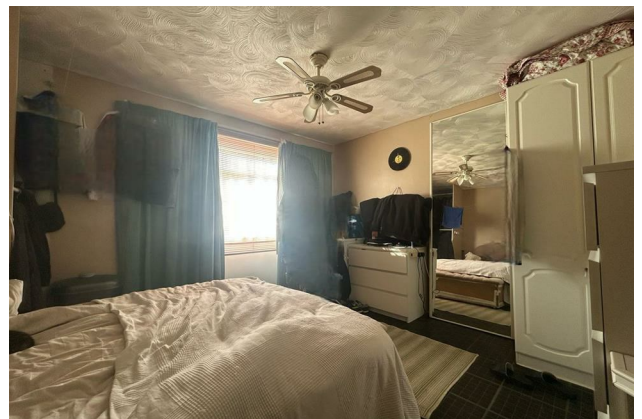
Guide Price - £90,000 - £115,000

Charming two-bedroom flat in East Tilbury, with bright lounge, functional kitchen, stylish bathroom, and handy parking. Steps from train station, shops, and cafés—commute made easy, life made simple.

Two-bedroom flat located in the desirable area of Colne Court, East Tilbury. This property is ideally situated, offering easy access to East Tilbury railway station, making it perfect for commuters. Additionally, you will find a variety of local amenities just a stone's throw away, ensuring that all your daily needs are conveniently met.

The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge/diner is perfect for entertaining guests or enjoying quiet evenings at home, while the kitchen is functional and ready for your culinary adventures. The three-piece family bathroom is well-appointed, catering to all your bathing needs.

Furthermore, this property benefits from good parking facilities, adding to the convenience of living in this lovely flat. Whether you are a first-time buyer, a small family, or looking to downsize, this flat offers a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this delightful property your new home.



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THE SMALL PRINT:

Communal parking
Length of Lease: Approximately 59 years
Annual Ground Rent: £350.00
Annual Service Charge: £3,000.00
Council Tax Band: B
Local Authority: Thurrock

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.



Floor Plan

