



R1104

RICHARD  
POYNTZ

*R1104 Kings Park Lakeview,*



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# R1104 Kings Park Lakeview, Canvey Island Essex SS8 8QU

£200,000



Located on the ever-popular Kings Retirement Park for the over 50s and situated in one of the most premium areas closer to the front, the lake, and within a moment's walk of the local shop, clubhouse, and swimming pool.

The property benefits from having two parking spaces directly in front of the property, with a gentle slope that connects to the kitchen, ideal for wheelchair users if needed. The accommodation includes a spacious entrance hall with access to the lounge, kitchen, shower room, and bedroom two. The kitchen/breakfast room is very spacious and comes with an oven, hob, extractor, and plenty of space for domestic appliances. The lounge benefits from two double glazed bay windows on each side of this unit, and from here, there is access into a lovely main bedroom with a double glazed bay window overlooking an attractive aspect to the front, off of here is a modern style ensuite enhanced by a large frosted double glazed windows to the front and side elevations.

If you are looking for a park home unit, we would not hesitate to recommend an inspection to appreciate the layout and the location. The property comes with No Onward Chain.



## Hall

Double-glazed entrance door at the side connecting to a spacious hall with wood style flooring, two large storage cupboards, white panelled doors off to the shower room, bedroom two, and lounge, glass panelled door connecting into the kitchen/diner, coving to the ceiling, spotlights

## Lounge

19'4 x 11'6 (5.89m x 3.51m)

A very spacious reception room enhanced by two

double glazed bay style windows to each side, two radiators, coving to the ceiling, a wall mounted mock feature fireplace, white panelled door connecting into the main bedroom.

## Kitchen/Dining/Breakfast Room

23'7 x 9'6 (7.19m x 2.90m)

A lovely-sized kitchen/breakfast room with two large floor-to-ceiling double glazed windows to the side elevation, further double glazed window to the side within the kitchen area, obscured double glazed door connects to the balcony, raised

seating area to the rear, radiator, range of natural wood style units and drawers at base level, space and plumbing facilities for washing machine and other appliances, integral fridge freezer

### **Bedroom One**

12'7 x 8'11 (3.84m x 2.72m)

A lovely-sized main bedroom enjoying a double glazed window to the front, allowing plenty of natural light. The room benefits from fitted wardrobes, offering ample storage, and has direct access to its own en-suite for added convenience and comfort.

### **Ensuite Shower Room**

The en-suite is well-equipped with a shower cubicle, wash hand basin, and low-level WC. With double glazed windows to two aspects, the room enjoys plenty of natural light, making it a bright and welcoming space.

### **Bedroom Two**

10'2 x 9 (3.10m x 2.74m)

Double Glazed window and wardrobes

### **Shower Room**

The shower room features a double-glazed window to the side, allowing for natural light and ventilation. Fitted with a low-level WC, cubicle shower, and wash hand basin, the space is neatly finished with coving to the ceiling

### **Outside**

### **Balcony**

### **Ground rent**

£389



## GROUND FLOOR



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