



*Oyster Court 5-11 Elder Tree
Road*



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Canvey Island
SS8 8AA

£155,000



A larger-than-average ground-floor one-bedroom apartment, well situated above the town centre and fronting Eldertree Road, offering a convenient town centre location.

The apartment is of a good size and benefits from electric heating, a modern fitted kitchen, and a modern shower room.

Additional features include a secure entry system and a well-kept block.

One allocated parking space (awaiting confirmation).



Communal Hall

Communal entrance door into a communal hall with a secure entry system and a door connecting to a spacious 'L' shaped hall.

Hallway

'L' Shaped hallway with a large storage cupboard, doors off to the lounge, bedroom, and shower room, entry system, and electric heater

Lounge

17'3 x 11'5 (5.26m x 3.48m)
Double-glazed window facing Eldertree Road, flat plastered ceiling with electric heater, open through to the kitchen

Kitchen

8'3 x 6'6 (2.51m x 1.98m)
Double-glazed window to the side elevation, units and drawers at base level with work



surfaces over with an inset ceramic hob and oven under, an inset stainless steel sink, plumbing facilities for washing machine, tiling to splash backs, and matching units at eye level.

Bedroom

11'2 x 8'9 (3.40m x 2.67m)

Double-glazed window to the front elevation facing Eldertree Road, laminate flooring, flat plastered ceiling, and electric heater.

Shower Room

8'4 x 5'4 (2.54m x 1.63m)

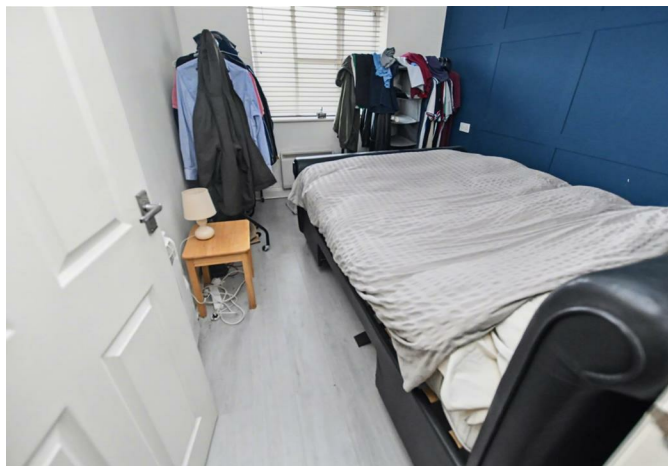
A large walk-in tiled shower cubicle with wall-mounted shower, a pedestal wash hand basin and low level wc, tiling to splashback areas, towel rail

Exterior

Car parking space

Agents Note

We are awaiting confirmation that the lease term is 125 years from 1st October 2005 and that the combined service charge and ground rent amounts to £80 per month.



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