

# bear

*Estate Agents*



\* £140,000 - £160,000 \* BEAUTIFUL RETIREMENT DEVELOPMENT FOR THE OVER 65'S \* FIRST FLOOR WITH LIFT IN BUILDING \* NO ONWARD CHAIN \* CARELINE SYSTEM AND HOUSE MANAGER ON SITE \* A unique opportunity to purchase one of the best flats within the building. This one bedroom first floor retirement apartment located in a prominent position on Long Road offers good size accommodation throughout and boast a South facing balcony and fitted wardrobes to the master bedroom. Located in this desirable location, easily accessible to Jones's Corner Shops, Canvey Island Town Centre, the Doctors Hub, and main bus routes, is this excellent property with no onward chain. Enjoy the inviting luxury of a residents' lounge and serene communal gardens, complemented by charming hallways and a lift. Inside, the spacious entrance hall leads to a generous lounge kitchen diner, where the well-equipped kitchen inspires culinary creativity with an oven, hob, extractor, slimline dishwasher, washing machine, and fridge freezer. The bathroom, complete with a bath and a separate shower cubicle, rounds out this exceptional living space.

- A superb one bedroom retirement apartment for the over 60's
- Located in a beautiful retirement development
- Great size open plan kitchen lounge
- Large four-piece bathroom
- Redecorated throughout with new carpets and blinds
- Lift access as well as stairs
- Communal lounge, kitchen and gardens with decked seating area
- Communal parking
- 24 hour careline and house manager
- Long and healthy lease

## Long Road

Canvey Island

**£140,000**

Guide Price



# Long Road



## Hallway

12'11" x 2'11"

Doors to all rooms, storage cupboard, coved ceiling, care assistance unit, electric radiator, carpet to floor.

## Kitchen Lounge

25'11" x 10'11" > 7'10"

## Kitchen Area

12'11" x 7'10"

Modern shaker style kitchen comprising of; wall and base level units, roll edge laminate work top, four ring electric hob with an extractor fan above, stainless steel sink and drainer, tiled splashbacks, integrated oven, integrated washing machine, integrated dishwasher, 50/50 split integrated fridge/freezer. skylight window, cupboard housing the water tank and burglar alarm control panel, electric radiator, coved ceiling, tiled flooring.

## Lounge Area

14'0" x 10'11"

Double glazed windows to the front aspect, coved ceiling, electric radiator, wall-mounted entry phone system, carpet to floor.

## Bedroom

14'0" x 10'2"

Double glazed French doors to the front aspect leading out onto the balcony, coved ceiling, large fitted wardrobe with shelving, electric radiator, electric radiator.

## South Facing Balcony

8'11" x 4'0"

Glass and steel balustrade with a composite board flooring.

## Spacious Four Piece Bathroom

10'0" x 7'4"

A modern four-piece suite comprising of; a large corner shower, a panelled bath, a low level WC, pedestal wash basin, heated towel rail, fully tiled walls, tiled flooring, extractor fan, careline pull cord.

## Communal Rear Gardens

Established gardens with lawn and decking areas.

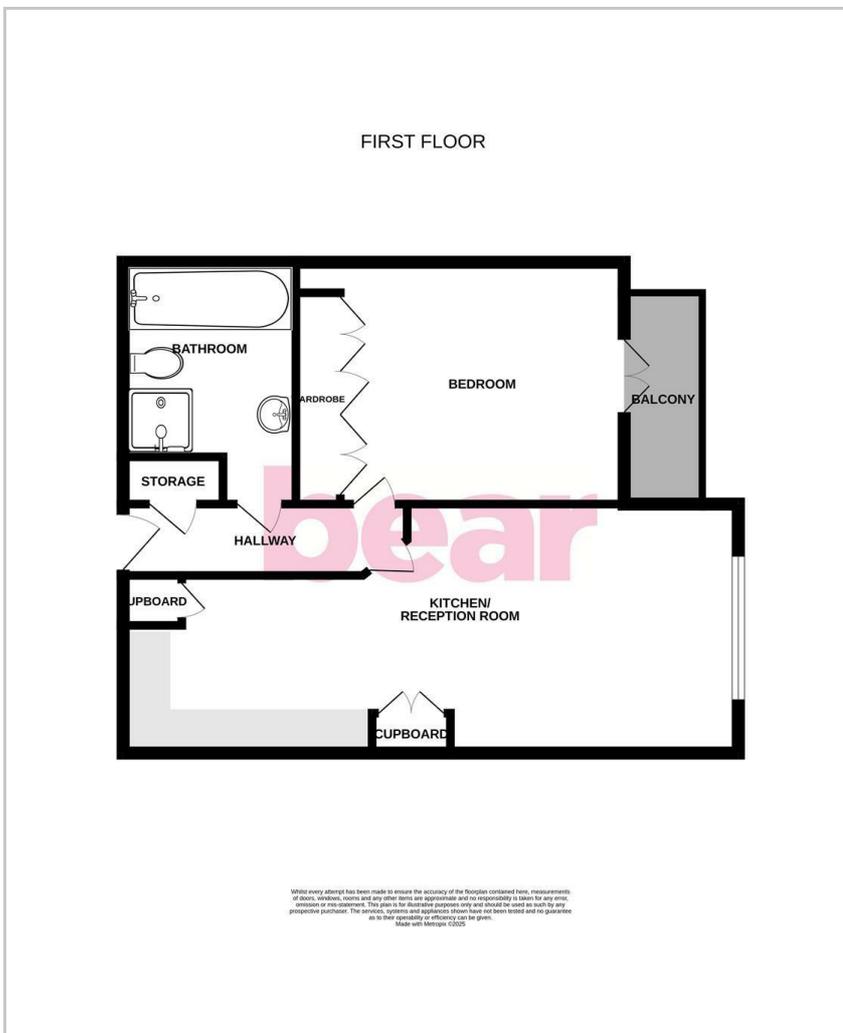
## Agents Notes:

Service charge is paid to Churchill Estates Management from 1st September 2022. £471.65 per annum building insurance.

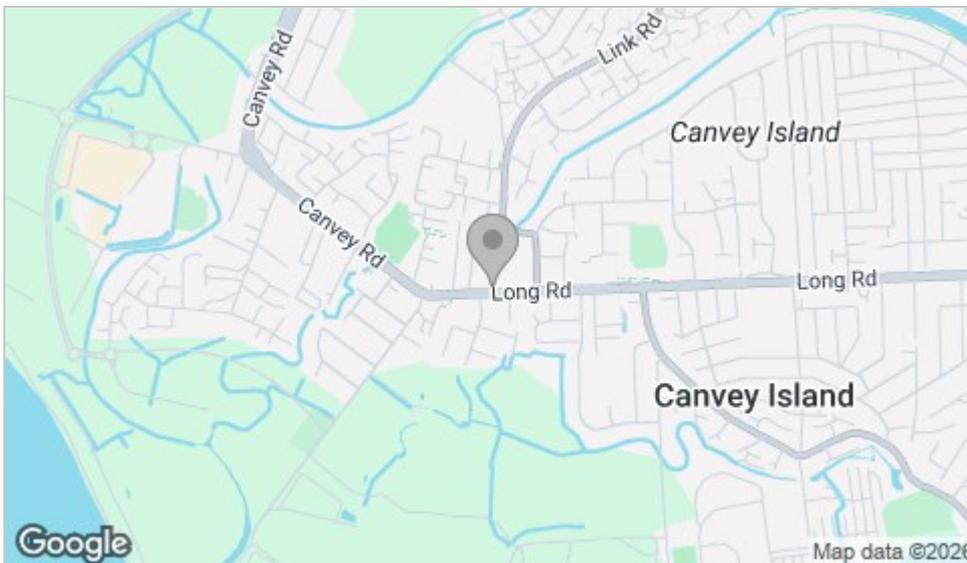
Council tax band: B



## 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.

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## Energy Efficiency Graph

