Flat 4 The Ashleighs Sanders Road

RICHARD POYNTZ

Flat 4 The Ashleighs Sanders Road,
Canvey Island
Essex
SS8 9UU

£155,000

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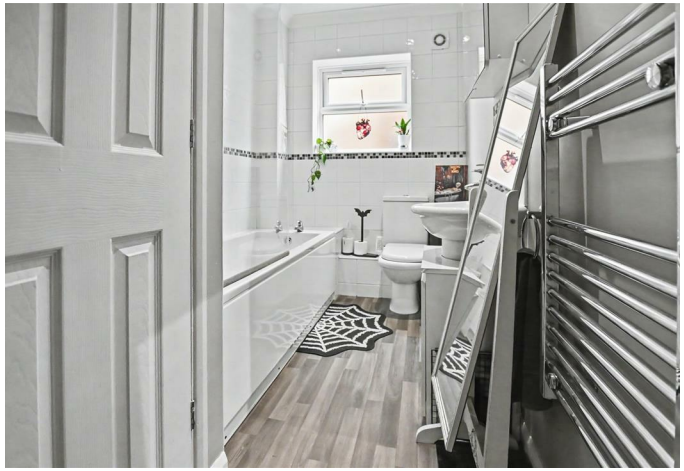
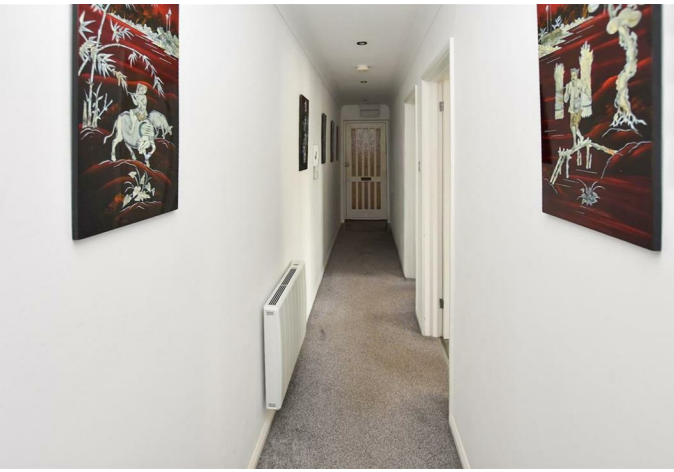
Richard Poyntz & Company is delighted to present this stunning one-bedroom First Floor apartment for sale, with NO ONWARD CHAIN. This property is located on the popular Castle View Development, offering excellent access on and off the Island, as well as convenient transport links from Benfleet Railway Station on the C2C line to London Fenchurch Street. The current owners have maintained and upgraded the property to a high standard, which includes UPVC double glazing and electric heating throughout. The apartment features a telecom entry system providing access to the communal hallway, its own entrance door to the flat, a spacious hallway, a generous bedroom, a beautiful three-piece bathroom, a spacious lounge, and a modern kitchen with white gloss units at base and eye-level, along with various appliances such as oven, hob, extractor, fridge/freezer, and a washer dryer. We highly recommend viewing this property to truly appreciate the high standard of accommodation on offer. This is an ideal opportunity for first-time buyers/investors, as there are very few properties currently available within this price range.





Communal Entrance
The intercom telephone system gives access to the entrance door for the communal area with access to the apartment.

Hall
Wooden entrance door with obscured glazed insets giving access to a spacious hallway, coved to flat plastered ceiling with inset spotlights, access to loft, electric heater, doors off to the accommodation, carpet.

Lounge
12'9x11'11 (3.89mx3.63m)
A good size lounge, coved to flat plastered ceiling, UPVC double glazed window plus electric heater, carpet. Door to the kitchen

Kitchen
9'1x5'4 (2.77mx1.63m)
Coved to flat plastered ceiling, UPVC double glazed window, attractive tiling to the splashback areas, heated towel rail. Modern white gloss units at base and eye-level with matching drawers,

square edge work surfaces over incorporating stainless steel drainer sink with mixer taps with extendable host, four ring hob with oven under, and extractor over, built-in fridge/freezer, and washer dryer all to remain, vinyl floor covering.

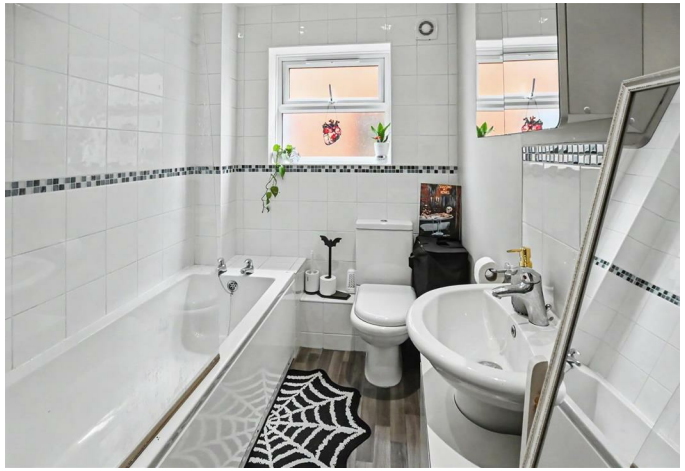
Bedroom
11'5x7'10 (3.48mx2.39m)
A good size bedroom, coved to flat plastered ceiling, inset spotlights, electric heater, two UPVC double glazed windows, carpet.

Bathroom
Coved to flat plastered ceiling with inset spotlights, inset sensor lighting, UPVC obscure double glazed window, airing cupboard housing hot water cylinder, chrome towel rail, vinyl floor covering. A three-piece white bathroom suite comprising a paneled bath with chrome taps, separate wall-mounted shower over the bath with a shower screen, push flush w/c, pedestal wash hand basin with chrome mixer taps, vinyl floor covering.

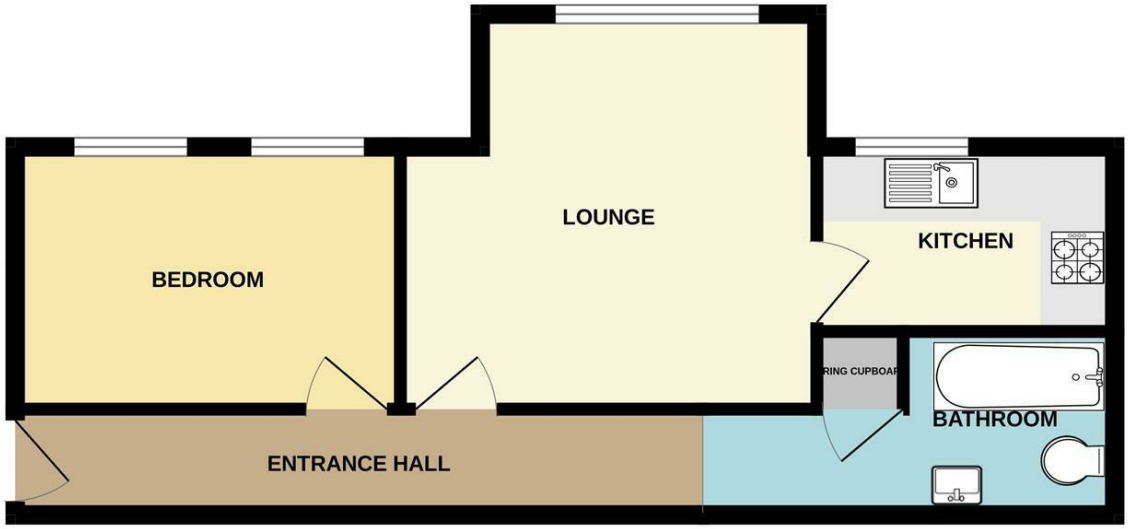
Externally
We understand there is also allocated parking, but this will again be verified by the vendors solicitors.

LEASEHOLD
This is a leasehold property, and details of the lease, etc, are to be verified by the vendor's solicitors.
Service Charge: £495 twice yearly. Ground Rent is £25 per annum. (These figures are from 2022, and we are awaiting revised figures)

Include Council Tax Band A.
the lease(s) (or under-lease(s)) under which the land is held: Date: 18 August 1992 Term: 199 years from 24 June 1992



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 such by 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.
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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

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