Flat 22 Kings Court Stella Maris Close

RICHARD POYNTZ

Flat 22 Kings Court Stella Maris Close
Canvey Island
Essex
SS8 8NH

£190,000

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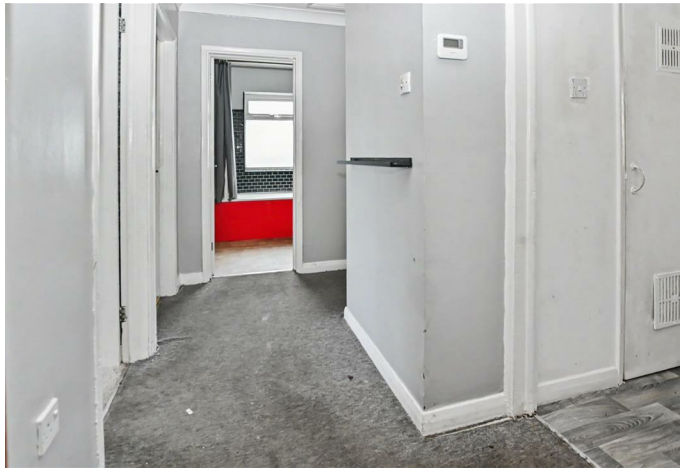
Nestled in the desirable Leigh Beck area of Canvey Island, this charming first-floor flat on Stella Maris Close offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a spacious living environment.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, measuring an impressive 16'4. This inviting space not only provides ample room for relaxation but also connects seamlessly to a delightful balcony, perfect for enjoying your morning coffee or unwinding in the evening. The flat features a well-appointed kitchen and a bathroom, ensuring all your essential needs are met.

The building comprises just four apartments, fostering a sense of community while maintaining a peaceful atmosphere. Additionally, the property benefits from parking for two vehicles, a valuable asset in this area. The flat is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months.

Conveniently located, this property is within easy reach of local shops, schools, and bus routes, making it an excellent choice for those who value accessibility. Whether you are looking to invest or seeking a new home, this spacious flat on Stella Maris Close presents a wonderful opportunity to enjoy life on Canvey Island.



Communal Entrance Hall
Stairs to the first floor and a wooden door to own hall

Hall
Two storage cupboards door off to the remainder of the accommodation.

Lounge
16'4x13'2 (4.98mx4.01m)
Double glazed sliding patio doors opening onto the balcony, two radiators, coved and textured ceiling.

Kitchen
13'4x7'10 (4.06mx2.39m)
Double glazed window facing the car park area, units and drawers at base level with work surface over, inset stainless steel sink, storage cupboard and wall mounted gas fired boiler.

Bedroom One
16'3x10'9 (4.95mx3.28m)
Double-glazed window to the front elevation, radiator, and coving to the ceiling

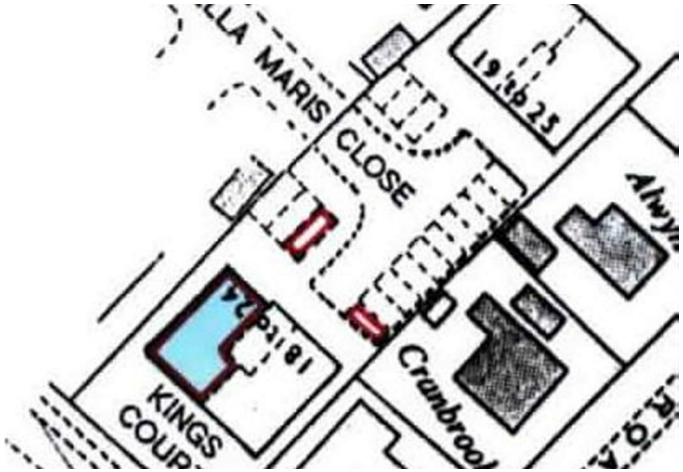
Bedroom Two
11'11x10'8 (3.63mx3.25m)
Double-glazed window to the rear elevation, radiator.

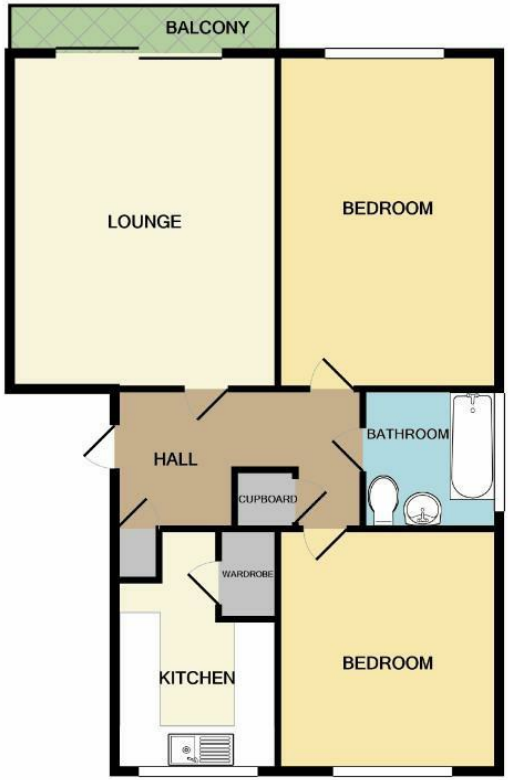
Bathroom
White three piece suite comprising low-level w/c, pedestal wash hand basin and bath with shower screen and wall mounted shower (not tested), textured ceiling, radiator.

Externally
We understand from the vendors that there are two allocated car parking spaces, of which details will follow, and again the use of the communal gardens.

Leasehold
09.01.1995) short particulars of the lease(s) (or under-lease(s))
under which the land is held:
Date: 12 July 1974
Term: 999 Years From 25 June 1973
the service charge for the above property is £740.00 every six months and the ground rent is £100 every six months (this needs to be confirmed with your legally reprenstive)

We understand the gardens are communal - we are awaing further confirmation





TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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