



*Flat 4,, The Ashleighs Sanders
Road*

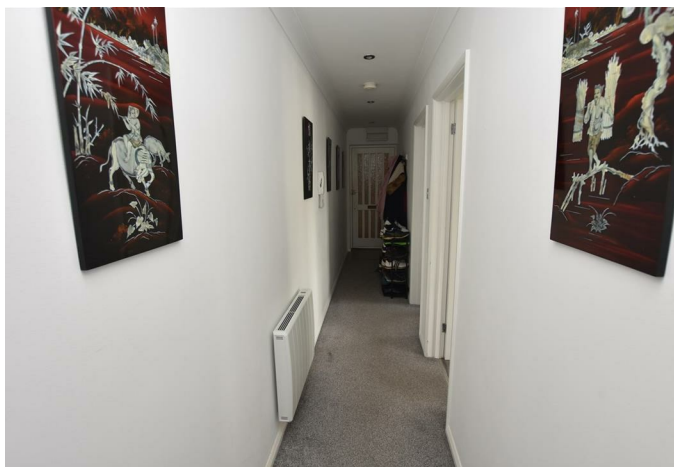


**RICHARD
POYNTZ**

**Flat 4,, The Ashleighs
Sanders Road,
Canvey Island
Essex
SS8 9JH
Asking Price £155,000**



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.

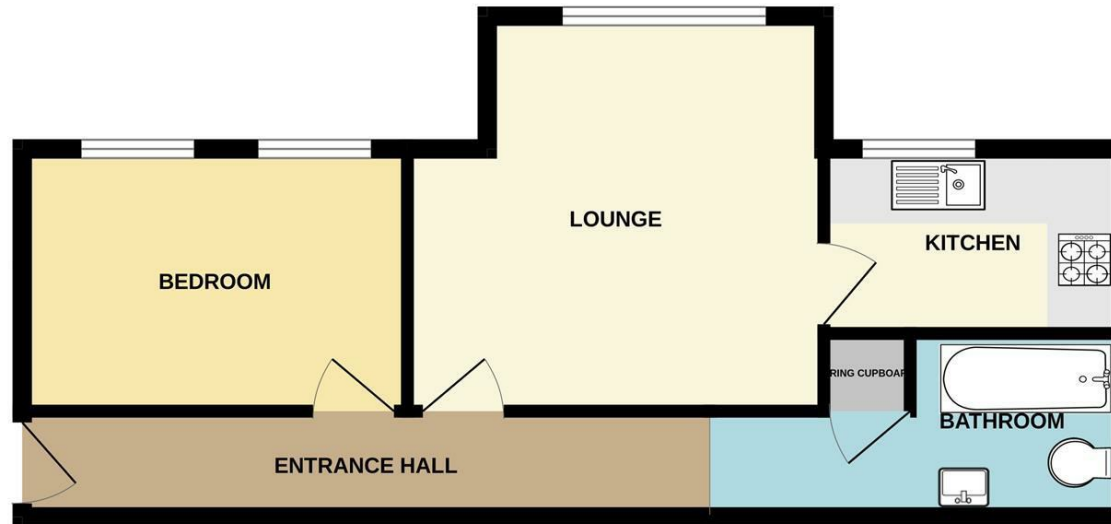
Service Charge: £495 twice yearly. Ground Rent is £25 per annum. (These figures are from 2022, and we are awaiting revised figures)

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.
Made with Metropix ©2023

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

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



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

