



Dunlop Road, Tilbury

Guide Price £170,000



- **NO ONWARD CHAIN!** A fantastic opportunity for first-time buyers, commuters and investors looking for a straightforward purchase without the complications of an onward chain.
- **A COMMUTER'S DREAM!** Situated just 0.1 miles from Tilbury train station, making those early morning journeys that little bit easier. More time in bed? Yes please!
- **TWO GENEROUS BEDROOMS!** Offering comfortable and versatile accommodation, whether you need a guest bedroom, space for a growing family or that all-important home office.
- **SPACIOUS LOUNGE/DINER!** A wonderfully proportioned living space, perfect for entertaining friends, relaxing after a busy day or enjoying a cosy night in.
- **CHARMING JULIETTE BALCONY!** Adding a lovely touch of character to the lounge/diner and allowing natural light and fresh air to enhance this inviting living space.
- **WELL-PROPORTIONED KITCHEN!** A practical and nicely sized space with plenty of potential to cook up a storm, whether you're preparing a quick breakfast or hosting dinner.
- **FIRST FLOOR LIVING!** Positioned on the first floor of the popular Garner Court development, offering a fantastic combination of comfortable accommodation and everyday convenience.
- **PARKING FACILITIES!** The development benefits from convenient parking facilities, making life that little bit easier when returning home after a busy day.
- **TOWN CENTRE ON YOUR DOORSTEP!** Just a stone's throw from Tilbury town centre, with its variety of shops, supermarkets and everyday amenities all within easy reach.
- **A GREAT PLACE TO CALL HOME!** Complete with a welcoming entrance hallway, intercom entry system and well-appointed family bathroom, this apartment ticks plenty of boxes. Early viewing is highly recommended!



TWO BEDROOMS | FIRST FLOOR APARTMENT | JULIETTE BALCONY | PARKING FACILITIES | 0.1 MILES TO TILBURY TRAIN STATION | NO ONWARD CHAIN

All aboard the property ladder! With Tilbury train station just 0.1 miles away, this fantastic two bedroom apartment really is on the right track!

Calling all first-time buyers, savvy investors and commuters who would rather enjoy an extra ten minutes in bed than spend them rushing for a train! Perfectly positioned within the popular Garner Court development, this spacious first floor apartment offers the winning combination of convenience, comfort and location. And the cherry on top? It's being sold with NO ONWARD CHAIN!

Step inside and you'll discover a welcoming entrance hallway complete with intercom entry system, leading through to a lovely sized lounge/diner. Whether you're hosting friends, enjoying a cosy night in or simply putting your feet up after a long day, there's plenty of room to make yourself at home. A charming Juliette balcony adds a little extra character to this inviting living space.

The kitchen offers a great space to cook up a storm, while two generously proportioned bedrooms mean there's room for guests, a growing family or that all-important home office. A well-appointed family bathroom completes the accommodation nicely.

And there's more! The development also benefits from parking facilities, because finding somewhere to park shouldn't be the hardest part of coming home.

Now, let's talk location... because this one really does deserve a round of applause!

Situated just 0.1 miles from Tilbury train station, those early morning commutes could become a whole lot easier. Forget the mad dash across town; with the station practically on your doorstep, you might even have time for that second coffee!

And when you're not catching trains, Tilbury town centre is just a stone's throw away, offering a variety of shops, supermarkets and everyday amenities. Convenience really is the name of the game here.

Spacious rooms? Tick. Fantastic commuter location? Tick. Parking facilities? Tick. No onward chain? Absolutely!

Whether you're taking your first step onto the property ladder, adding to your investment portfolio or simply searching for a home that makes everyday life that little bit easier, Garner Court could be just the ticket.

Properties this conveniently located are always worth a closer look, so don't let this opportunity leave the station without you!

Call today to arrange your viewing!



THE SMALL PRINT:

Material Information:

Service Charge: £1,800 per annum
Annual Ground Rent: £200.00 per annum
Length of Lease: approximately 76 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



