



## Coronation Avenue, East Tilbury

Guide Price £170,000



- Two bedroom first floor flat situated on Coronation Avenue in East Tilbury, offering a convenient and well-connected residential setting
- Excellent location within close proximity to local shops, amenities and everyday essentials
- Just moments from East Tilbury railway station, providing direct rail access to London Fenchurch Street, ideal for commuters
- Welcoming entrance hallway creating a practical and inviting first impression
- Lovely size lounge/diner, bright and spacious, perfect for relaxing or entertaining
- Well-appointed kitchen with fitted units and ample worktop space for modern living
- Two good size bedrooms offering flexible accommodation for guests, a home office or additional storage
- Bathroom conveniently positioned within the layout
- New double glazed windows installed circa 2022, improving energy efficiency and comfort, new fuseboard fitted circa May 2024
- Lease with approximately 88 years remaining, offering added reassurance for buyers



**GUIDE PRICE £170,000 - £180,000.**

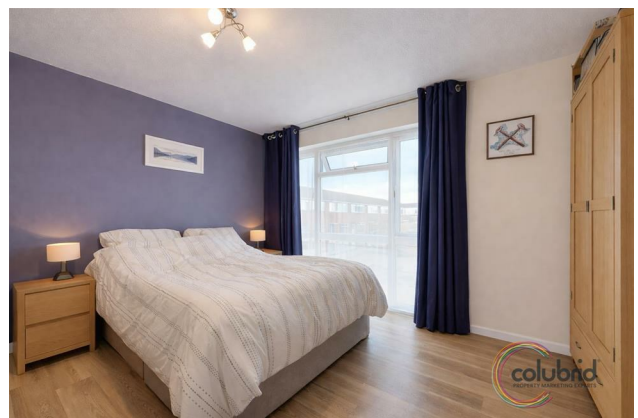
**Perfectly placed on Coronation Avenue in East Tilbury, this two bedroom first floor flat delivers space, convenience and commuter-friendly credentials in equal measure. With local amenities on your doorstep and East Tilbury railway station just moments away — offering direct access to London Fenchurch Street — the morning rush suddenly feels far more manageable.**

Step inside and you're greeted by a welcoming entrance hallway that leads through to a lovely size lounge/diner — bright, airy and perfectly suited to everything from relaxed evenings in to hosting friends for dinner. The well-appointed kitchen is neatly arranged with practical workspace and storage, ready for anything from ambitious home cooking to quick midweek meals.

Two good size bedrooms provide flexibility for modern living, whether you need a guest room, home office or simply extra breathing space. The bathroom is well presented and functional, completing a layout that works effortlessly day to day.

Practical upgrades add even more appeal, including new double glazed windows installed circa 2022 and a new fuseboard fitted around May 2024 — because peace of mind is always in style. With approximately 88 years remaining on the lease, this is a solid opportunity for first-time buyers, investors or downsizers looking for a smart move in a well-connected location.

In short: great space, great location, sensible upgrades — and a flat that makes everyday living feel refreshingly straightforward.



**Colubrid.co.uk**



#### THE SMALL PRINT:

Council Tax Band: B  
Local Authority: Thurrock  
Service Charge: £134.07 per month  
Ground Rent: Peppercorn rent  
Length of Lease: 88 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. £80 + 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.

