R824. Kings Park Creek Road
RICHARD
POYNTZ

R824. Kings Park Creek Road Canvey Island SS8 8QT

£165,000

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Located in the popular Kings Park Village is this attractive two-bedroom park home, offered for sale with NO ONWARD CHAIN, for residents of 50 years and over. Site features include gated security, an on-site shop, and a fishing lake, along with a superb restaurant and bar, and a modern indoor swimming pool.

The property benefits from a block paved parking directly in front with a raised and enclosed patio area to the side, and the property features include an entrance hall connecting to a spacious lounge/diner with ample room for dining room table and chairs, outstanding modern fitted kitchen with hob, oven and extractor to remain, two well proportioned bedrooms both with fitted wardrobes and an en-suite shower room to bedroom one, completing the accommodation is a superb modern three piece bathroom with walk-in bath. Viewing comes recommended.

Hall
The property is approached via a UPVC entrance door with an obscure double-glazed panel leading to the hall with a wall-mounted storage radiator, twin storage cupboards to one side, a further large storage cupboard, and panelled doors leading to the accommodation.

'L' Shaped Lounge/Diner
19' x 17' max (5.79m x 5.18m max)
A superb-sized room with two UPVC double-glazed bow windows to the side elevation and a further UPVC double-glazed window to the front elevation, two electric radiators, an electric fireplace and surround, tv and power points, coved to the ceiling, ample space for a dining room table and chairs.

Kitchen
11' x 9' (3.35m x 2.74m)
A superb modern kitchen with UPVC double glazed window to the rear elevation, obscure double glazed door providing access, one and a quarter sink unit inset to a range of rolled edge worksurfaces, units at base and eye level, inset four ring electric hob with macthing oven below and stainless steel extractor canopy over to remain, plumbing and space for fridge freezer and washing machine, storage cupboard and door to airing

cupboard housing hot water cylinder, ceramic tiled splashbacks, power points and floor covering.

Bedroom One
11' plus storage x 9'7 (3.35m plus storage x 2.92m)
UPVC double-glazed window to the side elevation, wall-mounted electric radiator, coved to ceiling, range of fitted wardrobes and top boxes to one wall, power points, and panelled door leading to the shower room

En-Suite Shower Room
Large fitted shower to one side with screening, wall-mounted electric radiator, obscure double-glazed window to the rear elevation

Bedroom Two
11' x 9'8 (3.35m x 2.95m)
UPVC double-glazed window to the side elevation, wall-mounted electric radiator, range of fitted wardrobes and top boxes to one wall, and power points.

Bathroom
A superb modern bathroom with obscure double-glazed window to the rear elevation, suite comprising of a panelled walk-in bath, wash hand basin inset to a vanity unit below, low-level push flush wc, wall-mounted electric radiator, splashback tiling and extractor fan.

Exterior
The property benefits from a paved patio area with a raised patio seating area, brick brick-built shed, and an additional shed to the side, communal lawned surrounding areas

Parking
Brick block driveway providing off-street parking for one vehicle

Agents Note
We are advised that the monthly ground rent is £338.00.

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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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