



81a High Street

PRIVATE L
Residents Pa
ONLY



RICHARD
POYNTZ

81a High Street Canvey Island SS8 7RE

OIEO £130,000



Located in this very convenient location for the Town Centre and local shops is this ground-floor one-bedroom flat, which benefits from having its own entrance door, which is quite unusual; there is communal parking.

The accommodation includes a double-glazed entrance door connecting directly to the lounge/kitchen combined, double-glazed windows facing the front elevation, off of an inner hall is a larger-than-average spacious double bedroom, and completing the accommodation is the bathroom with an electric shower.



Leasehold Information (awaiting verification):

Ground Rent: £10 per annum

Management Company: Pace

Annual Management Fee: £1,076 per annum

Services: Maintenance of building, car park & communal grounds (further details tbc)

Lease Term: 999 years from 15th December 1967

All leasehold details are subject to the usual legal verification process.

Lounge/Kitchen

14'6 x 9'2 (4.42m x 2.79m)

Large double-glazed window to the front elevation, door which connects from the

outside directly into this room, fitted carpets, coving to textured ceiling. The Kitchen area measures 6' x 5'10 with an obscured double-glazed window to the side elevation, white units and drawers at base level, space for domestic appliances, work surfaces over with an inset stainless steel sink, and further matching white painted units at eye level.

Inner Hall

Large storage cupboard, coving to the ceiling, doors to the main bedroom and bathroom

Bedroom

12'2 x 8' (3.71m x 2.44m)

Double-glazed window to the rear elevation, coving to the ceiling, airing cupboard, fitted carpet.

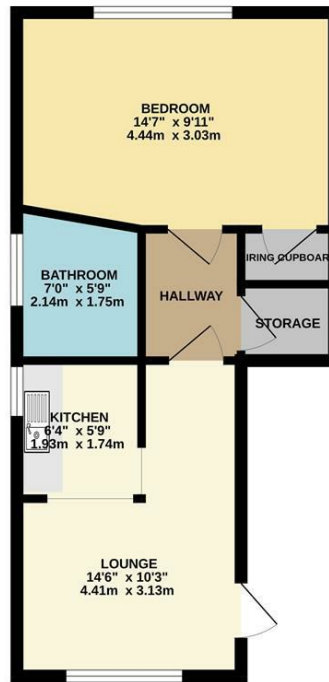
Bathroom

Obscured double-glazed window to the side elevation, modern fitted white suite with a shower glass screen, wall-mounted electric shower, white pedestal wash hand basin with chrome mixer tap, low-level push flush wc, and attractive PVC-style splashbacks to the walls.

Exterior

As previously mentioned, communal parking is on a first-come, first-served basis.

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.
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