



R66 Kings Park Creek Road



**RICHARD
POYNTZ**

**R66 Kings Park Creek Road
Canvey Island
Essex
SS8 8QB**

£95,000



For residents 50 years and over, with site features including a residents' fishing lake and gated security with on-site shop, restaurant, and bar, plus an indoor swimming pool.

The property features include a good location within walking distance to Kings Lake, a good-sized lounge with balcony, fitted kitchen, modern three-piece shower room, a good-sized double bedroom, parking for one vehicle to the side, and viewing comes strongly recommended.



Hall

The property is approached via a half-obscured double-glazed entrance door leading to the entrance hall with laminate wood flooring, a door to the airing cupboard with shelving, and a radiator, panelled doors leading to the accommodation.

Kitchen

11'6 x 7'5 (3.51m x 2.26m)
UPVC double-glazed window to the front and rear elevations. One and a quarter stainless steel sink unit inset into a range of rolled-edge work surfaces, with units at base and eye level, spaces for domestic appliances, an extractor fan, radiator, and power points, opening to the lounge.

Lounge

11'6 x 11'3 (3.51m x 3.43m)

A good-sized lounge with UPVC double-glazed windows to the front and rear elevations, large UPVC double-glazed French doors leading onto a balconied area, radiator, TV and power points, wall-mounted boiler and an electric fireplace.

Bedroom

11'6 x 9'9 (3.51m x 2.97m)

UPVC double-glazed window to the rear elevation, radiator, power points, laminate wood flooring, range of wardrobes to one wall.

Shower Room

Modern three-piece white shower room comprising a low-level push flush wc, wash hand basin inset to a vanity unit, fully tiled shower with screening, radiator, ceramic tiling to the balance of the walls, obscure double-glazed window to the rear elevation.

Exterior

Outside the property, you are surrounded by a mixture of patio and lawned areas with brick built shed and off-street parking for one vehicle



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