R808 Kings Park Creek Road

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Canvey Island
SS8 8QT

£145,000

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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 features include an entrance hall connecting to a spacious lounge, off of here is the dining room, modern fitted kitchen, two well-proportioned bedrooms, both with fitted wardrobes, and a modern three-piece shower room.

Externally, there is a paved patio seating area as well as your own off-street parking for a minimum of one vehicle.

Hall
The property is approached via a UPVC entrance door leading to the entrance hall with a storage radiator, power points, and doors leading to the accommodation.

Lounge
19' x 10' (5.79m x 3.05m)
Two UPVC double-glazed bow windows to the side elevation, storage radiator and separate panelled electric radiator, tv and power points, fireplace surround with electric fire, archway leading to the dining room.

Dining Room
9' x 6' (2.74m x 1.83m)
Double-glazed window to the rear elevation, storage radiator, and power points.

Kitchen
12' x 9'6 (3.66m x 2.90m)
UPVC double glazed window to the rear elevation with obscure double glazed door providing access, one and a quarter single sink unit inset to a range of rolled edge worksurfaces with light

finished units at base and eye level, space for oven with fitted extractor over which is to remain, space for fridge freezer and plumbing and space for washing machine, tiled splashback with power points, double doors leading to storage/airing cupboard with hot water cylinder.

Bedroom One
10' x 9' (3.05m x 2.74m)
UPVC double-glazed window to the rear elevation, electric radiator, power points, range of fitted wardrobes, dressing table, and drawer units to two walls

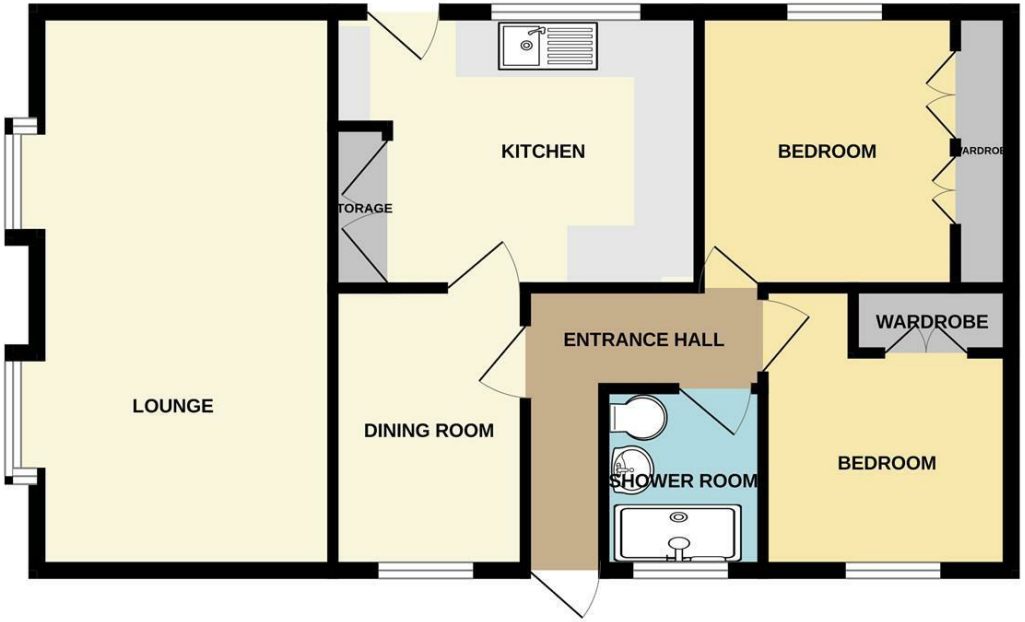
Bedroom Two
9' x 8' (2.74m x 2.44m)
UPVC double-glazed window to the front elevation, electric radiator, range of fitted wardrobes to one wall, and power points.

Shower Room
Modern shower room comprising a good-sized walk-in shower with screening, low-level push flush wc, pedestal wash hand basin, obscure double-glazed window to the front elevation, and complementary ceramic tiling to the walls and floor.

Exterior
To the rear of the property extends a paved patio seating area with an external tap and lighting, brick built shed and off street parking for a minium of one vehicle

Agents Note
We are advised by the seller that the ground rent is approximately £375.00 per month, including the water charges.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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