



## Burns Place, Tilbury

Guide Price £210,000



- No onward chain. Full refurbishment completed, including new kitchen (with brand-new appliances to remain), new flooring and redecoration throughout
- Long lease of 954 years remaining
- Added bonus of no service charge or ground rent payable (only a monthly maintenance charge of £46.50 per month)
- A well-presented, move-in ready and fantastic-sized two bedroom ground floor maisonette
- Excellent size living space throughout
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- Stunning kitchen/breakfast room with brand new integrated appliances and breakfast bar
- Two good size bedrooms, modern family bathroom
- King George playing fields with outdoor Gym equipment, running track & play area nearby. Approximately 0.5 miles to Tilbury Town Centre
- Two allocated parking spaces and communal garden with own personal storage shed and rotary washing line



**\*GUIDE PRICE: £210,000 - £230,000\***

**NO CHAIN. Sleek two-bedroom Tilbury ground-floor maisonette with fresh flooring, modern kitchen, cosy fireplace, two parking spots and communal garden—long lease, scroll-stopping style meets easy-living vibes.**

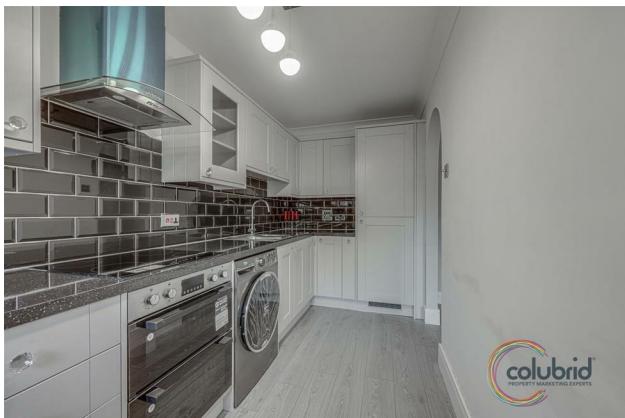
Nestled in the charming area of Burns Place, Tilbury, this well-presented ground floor maisonette offers an exceptional living experience. Boasting two spacious bedrooms and a modern family bathroom, this property is perfect for those seeking comfort and convenience.

As you enter, you are greeted by a welcoming entrance porch that leads into a lovely lounge, featuring a delightful fireplace that adds character to the space. The lounge now features brand-new flooring, completing recent enhancements and creating a fresh, inviting space. The stunning kitchen/breakfast room is a highlight of the home, equipped with brand new integrated appliances and a breakfast bar, making it an ideal spot for casual dining or entertaining guests.

The hallway provides ample storage with built-in cupboards, adding to the practicality of the layout. Both bedrooms are generously sized, offering plenty of room for relaxation and personalisation.

Outside, the property benefits from two allocated parking spaces, a valuable asset in this area. Residents can also enjoy access to a communal garden, complete with a private storage shed for added convenience.

With a long lease remaining of 954 years and no service charge payable, this maisonette presents an attractive opportunity for both first-time buyers and investors alike. This property combines modern living with a sense of community, making it a wonderful place to call home. Don't miss the chance to view this fantastic maisonette in Tilbury.



#### THE SMALL PRINT:

Length of Lease: 954 years remaining

Monthly maintenance fee £46.50

Service Charge: n/a

Ground Rent: n/a

Freeholder: tbc

Council Tax Band: B

Local Authority: Thurrock

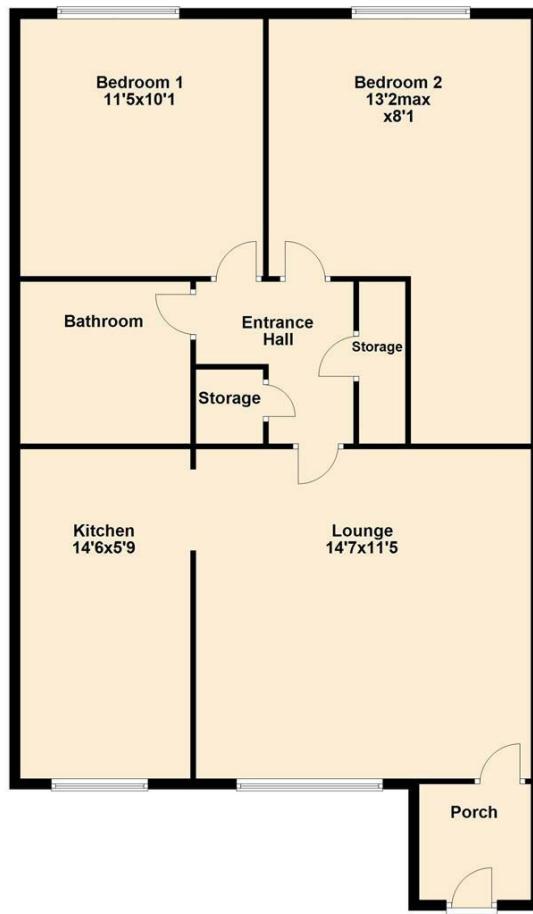
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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.





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