



\* £140,000 - £160,000 \* BEAUTIFUL RETIREMENT DEVELOPMENT FOR THE OVER 65'S \* FIRST FLOOR WITH LIFT IN BUILDING \* NO ONWARD CHAIN \* CARELINE SYSTEM AND HOUSE MANAGER ON SITE \* A unique opportunity to purchase one of the best flats within the building. This one bedroom first floor retirement apartment located in a prominent position on Long Road offers good size accommodation throughout and boast a South facing balcony and fitted wardrobes to the master bedroom. Located in this desirable location, easily accessible to Jones's Corner Shops, Canvey Island Town Centre, the Doctors Hub, and main bus routes, is this excellent property with no onward chain. Enjoy the inviting luxury of a residents' lounge and serene communal gardens, complemented by charming hallways and a lift. Inside, the spacious entrance hall leads to a generous lounge kitchen diner, where the well-equipped kitchen inspires culinary creativity with an oven, hob, extractor, slimline dishwasher, washing machine, and fridge freezer. The bathroom, complete with a bath and a separate shower cubicle, rounds out this exceptional living space.

- A superb one bedroom retirement apartment for the over 60's
- Located in a beautiful development
- Great size open plan kitchen lounge
- Redecorated throughout with new carpets and blinds
- Communal lounge, kitchen and gardens with decked seating area
- 24 hour careline and house manager
- Large four-piece bathroom
- Lift access as well as stairs
- Communal parking
- Long and healthy lease

## Long Road

Canvey Island

**£140,000**

Guide Price



# Long Road



## Hallway

12'11" x 2'11"

Doors to all rooms, storage cupboard, coved ceiling, care assistance unit, electric radiator, carpet to floor.

## Kitchen Lounge

25'11" x 10'11" > 7'10"

## Kitchen Area

12'11" x 7'10"

Modern shaker style kitchen comprising of; wall and base level units, roll edge laminate work top, four ring electric hob with an extractor fan above, stainless steel sink ad drainer, tiled splashbacks, integrated oven, integrated washing machine, integrated dishwasher, 50/50 split integrated fridge/freezer. skylight window, cupboard housing the water tank and burglar alarm control panel, electric radiator, coved ceiling, tiled flooring.

## Lounge Area

14'0" x 10'11"

Double glazed windows to the front aspect, coved ceiling, electric radiator, wall-mounted entry phone system, carpet to floor.

## Bedroom

14'0" x 10'2"

Double glazed French doors to the front aspect leading out onto the balcony, coved ceiling, large fitted wardrobe with shelving, electric radiator, electric radiator.

## South Facing Balcony

8'11" x 4'0"

Glass and steel balustrade with a composite board flooring.

## Spacious Four Piece Bathroom

10'0" x 7'4"

A modern four-piece suite comprising of; a large corner shower, a panelled bath, a low level WC, pedestal wash basin, heated towel rail, fully tiled walls, tiled flooring, extractor fan, careline pull cord.

## Communal Rear Gardens

Established gardens with lawn and decking areas.

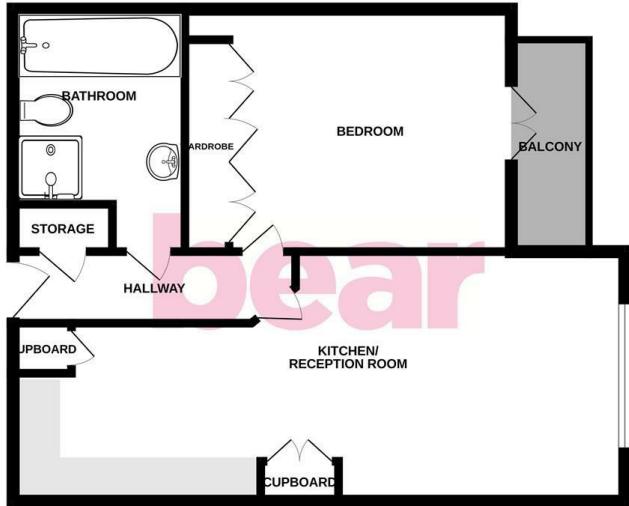
## Agents Notes:

Service charge is paid to Churchill Estates Management from 1st September 2022. £471.65 per annum building insurance. Council tax band: B



# Floor Plan

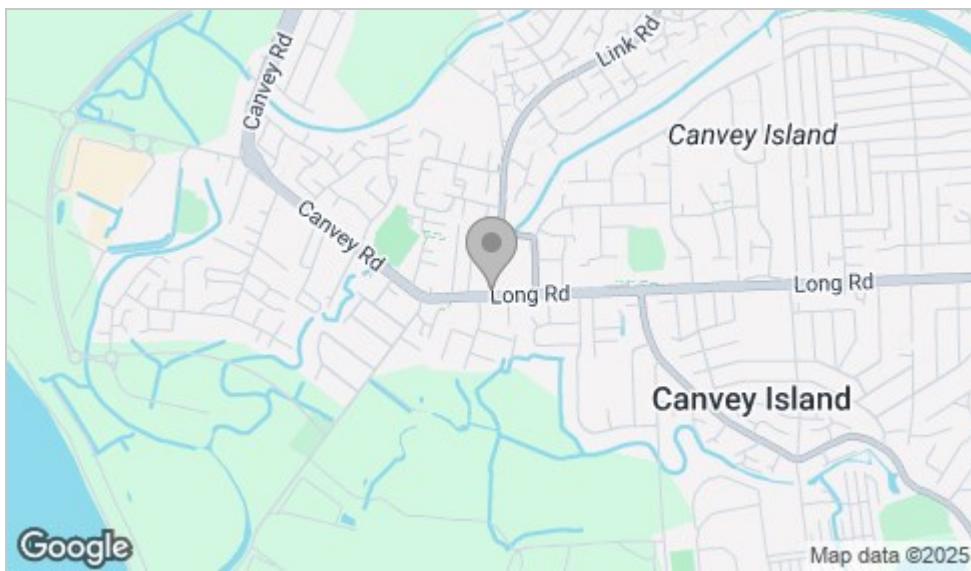
## FIRST FLOOR



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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropic 2020.



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	