



Amber Court Corringham, Essex SS17 7NA

- Upvc Double Glazed and Under floor heating
- Heat recovery Boiler System
- Spacious Bright Open Plan Living Area 26'2 x 11'7
- Modern Fitted & Integrated Kitchen
- Large Bedroom 19'5 x 9'11
- Fully Tiled Bathroom/Wc
- Allocated parking Space
- Video Entry System
- Communal lobby with Lift
- Long Lease



Being offering with no onward chain we are delighted to offer to the market this spacious, larger than average, one bedroom first floor apartment which is located within the heart of Corringham town centre area close to all of its amenities. The property offers a flowing open plan living area with private balcony, a modern fitted and integrated kitchen, secure gated allocated parking and video entrance system for your security and underfloor heating provided by its heat recovery boiler system. This impressive apartment is offered for sale with a long lease and is ideal for singles or couples and offers excellent returns for an investor and viewing is recommended.

£185,000 Leasehold

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please visit our website:
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	84	84

England, Scotland & Wales

EU Directive 2002/91/EC

The property is accessed via Upvc double glazed door to communal area with lift and stairs and this apartment is located on the first floor. The apartment is entered via solid door to spacious L-shaped entrance hall with video entry console and large cupboard housing Nibe heat recovery heating system which provides hot water and underfloor heating throughout the property. The apartment also has Upvc double glazed windows throughout.

The accommodation on offer is spacious, approximately 710 square feet, with the fully tiled bathroom/wc offering a modern white suite with panelled bath and shower attached, wash hand basin with cupboard below and low level wc, and it is finished with matching ceramic tiled flooring. The large bedroom offers a recessed area for wardrobes and a feature full height window. The room also offers potential to add an en-suite as others have done in the block. The main feature, however, of this amazing and well presented apartment is the spacious living area with two feature full height windows and french doors to private balcony area with a sunny south westerly aspect. The modern fitted kitchen finishes the floor plan with its range of base, wall mounted and full height white hi gloss units with contrasting work surfaces and its full range of integrated appliances: oven, hob, stainless steel chimney extractor, fridge/freezer and washing machine and is completed with its modern metro tiled splash backs and ceramic tiled floor.

The apartment benefits from allocated parking for one vehicle with free public parking also available.

Entrance hall:

Bathroom/Wc:

7' 0" x 6' 2" (2.13m x 1.88m)

Spacious Bedroom:

19' 5" x 9' 11" (5.92m x 3.02m)

Spacious Living Area:

26' 2" x 11' 7" (7.98m x 3.53m)

Modern Fitted & Integrated Kitchen:

Allocated Parking Space:

Lease Details:

Lease: 118 Years remaining of a 125 year lease

Ground Rent: £200 per annum

Maintenance: £108.40 per month (£1300.80 per annum)

* Building insurance we are informed is included within the maintenance cost

Council Tax:

Thurrock Council:

Band B (£1587.18 per annum)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

