

120 Blake Court, Admirals Walk, Shoeburyness, Essex. SS3 9FN

OIRO £475,000 Share of Freehold

FOR SALE



Goldings  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

With NO ONWARD CHAIN, Goldings are delighted to offer for sale this spacious ground floor apartment. Presented to a very high standard, the property boasts two double bedrooms, two bathrooms and a large lounge / diner to the rear that links directly with the private sun terrace. Further benefits include the allocated parking and well maintained communal gardens. The property is within a short stroll of the promenade and also within walking distance of local amenities, public transport links and local schools. We strongly recommend a viewing to fully appreciate all that this wonderful property offers. Please call for further details.

## FEATURES

- NO ONWARD CHAIN
- 2 Bedroom ground floor apartment
- 2 Bathrooms
- Open plan lounge / diner area to rear
- Sun terrace
- Allocated parking
- Walking distance of local amenities & public transport hubs
- Moments from award winning beaches



## ROOM DESCRIPTIONS

### Communal Entrance

Secure communal entrance with telephone entry system opens into well maintained communal reception hall with stairs rising to all floors.

### Property Entrance

Solid wood front door leads to :

### Reception Hall

A spacious reception hall that runs through the heart of the property. Telephone entry system. Two large cloaks / utility storage cupboards. Doors lead to :

### Lounge / Diner

22' 8" x 17' 10" (6.91m x 5.44m)

A large room with space for a family dining table and also a separate seated reception area ahead of a door with full height side windows that opens directly onto the private Sun Terrace / patio; perfect for enjoying the communal gardens. Windows to side and rear aspects.

### Sun Terrace / Patio

7' 1" x 29' 1" (2.16m x 8.86m)

A large terrace with space for patio furniture. The terrace links with both the lounge and bedroom one.

### Kitchen / Breakfast Room

17' 10" x 9' 2" (5.44m x 2.79m)

The kitchen comprises a range of mid-height, eye and base level storage units complemented by the rolled edge work surfaces with inset sink and mixer tap. Tiled splashbacks. Inset hob under extractor. Built-in oven. Integrated fridge-freezer. Space and plumbing for washing machine and dishwasher. Tiled floor. Space for a breakfast table ahead of window to front aspect.

### Bedroom One

16' 2" x 11' 3" (4.93m x 3.43m)

French doors to rear aspect that open onto the sun terrace. Courtesy door links with :

### En-Suite

7' 10" x 6' 4" (2.39m x 1.93m)

A part tiled room comprising large walk-in shower, low level W.C. with concealed cistern and a wash hand basin set in large storage unit.

### Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

Window to front aspect.

### Bathroom

7' 9" x 7' 3" (2.36m x 2.21m)

A part tiled room comprising large walk-in shower, low level W.C. with concealed cistern and a wash hand basin set in large storage unit. Obscured window to side aspect.

### Communal Ground

The development enjoys well maintained communal gardens to the front and rear.

### Parking

The parking benefits from one allocated parking space and there are two communal visitor spaces.

### Agents Note

We have been advised that :

Tenure - Share of Freehold.

Lease Length - TBC.

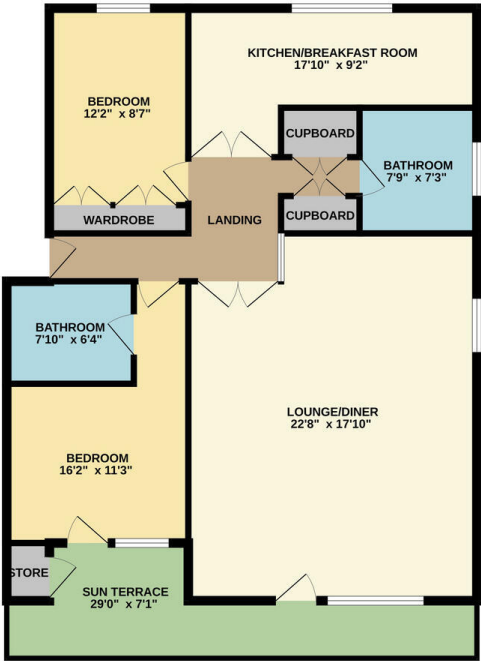
Council Tax - E.

Service / Maintenance costs : £120 pcm.



FLOORPLAN & EPC

GROUND FLOOR  
986 sq.ft. approx.



TOTAL FLOOR AREA: 986 sq.ft. 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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