



Lyndhurst Road Corringham SS17 7SW

- Three Double Bedrooms
- Lounge Area Open to Kitchen Area
- Modern Kitchen/Breakfast Room
- Integrated Appliances
- Bathroom with Separate Wc
- Gas Central Heating
- Upvc Double Glazed Windows
- 93 Years Lease Remaining
- Close Proximity to Corringham Town Centre
- Ideal Location For Performers College



We are pleased to offer to the market this impressive and cleverly configured three double bedroom second floor flat which is offered with immediate vacant possession. This well presented and spacious flat is situated in a location convenient for Corringham town centre and close to Performers College for those looking for an investment property with a good return.

£210,000 Leasehold

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www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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The property benefits from gas central heating with radiators and Upvc double glazed windows throughout and is tastefully decorated with smooth plastered walls and ceilings painted in whites and modern colours. The accommodation on offer once you enter this much improved flat is spacious entrance hall with doors to all rooms. There are three generous sized double bedrooms, bathroom with white panelled bath and pedestal wash hand basin with matching separate wc. There is a lounge area with modern open aspect to spacious and refitted fitted kitchen/diner with range of modern white and grey two tone units to two aspects with sink unit inset to work surfaces and separate breakfast bar area. Modern range of integrated appliances include oven, hob and extractor hood are included with separate utility area with space for further appliances.

To the exterior there are communal gardens and parking areas.

Offering a 93 year lease this property offers an excellent opportunity to get on to the property ladder or with it's handy location for Performers college a great investment opportunity, and an early viewing appointment is strongly advised.

Spacious Entrance hall:

Lounge/Kitchen:

20' 6" x 13' 4" (6.25m x 4.06m)

Bedroom:

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom:

11' 7" x 9' 10" (3.53m x 3.00m)

Bedroom:

11' 1" x 10' 1" (3.38m x 3.07m)

Bathroom:

5' 5" x 5' 1" (1.65m x 1.55m)

Separate Wc:

Exterior:

Communal garden areas and parking areas

Lease Details:

93 years Lease Remaining (125 Year Lease From 21 September 1992 To 31 December 2117).

Service Charges & Ground Rent: £1,554.11
(01/04/2024 - 31/03/2025)

Solicitor to confirm, at the point of sale.

Council Tax:

Band B £1,587.18 per annum (Before discounts, if applicable)(2024/2025)

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.

