



Rachael Clarke
Close
Corringham
SS17 7SS

- Upvc Double Glazed
- Gas Central Heating
- Lounge 15' x 11'11
- Fitted Kitchen/Diner 17'9 x 8'6
- Two Double Bedrooms
- Modern Fully Tiled Bathroom/Wc
- Communal Gardens
- Long Lease



**** No Onward Chain **** Connollys are pleased to offer to the market this well presented and spacious two double bedroom first floor flat which is located close to Corringham town centre and it many amenities and is offered with no onward chain. The accommodation on offer is entrance hall, spacious lounge, large fitted kitchen/diner, two double bedrooms and modern fully tiled bathroom/wc. These properties are ideal for first time buyers and with it close proximity to Performers College it is also ideal for investors.

O.I.E.O £200,000 Leasehold

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		
	82	82

England, Scotland & Wales

EU Directive 2002/91/EC

**"To view the full sales particulars,
 please visit our website:
www.connollysestates.co.uk"**

Entrance:

Via wooden door to:

Entrance Hall:

Coving to smooth plastered ceiling. . Built in cupboard housing gas and electric meters. Built in storage cupboard with shelving. Radiator. Security entry phone.. Fitted carpet. Doors to all rooms and arch to:

Lounge:

15' x 11' 11" (4.57m x 3.63m) UPVC double glazed window to side aspect. Coving to textured ceiling. Radiator. Laminate wood flooring.

Fitted Kitchen/Diner:

17' 8" x 8' 6" (5.38m x 2.59m) UPVC double glazed window to side aspect. Patterned textured ceiling. Fitted in a range of fitted beech effect base level to one aspect with contrasting rolled edge marble effect worksurfaces over and with inset stainless steel single drainer sink unit. Matching wall mounted display cabinet and full height unit. Appliance space for freestanding appliances. Stainless steel chimney extractor over cooker recess with stainless steel splashback. Modern tiling Built in storage cupboard with shelving and housing combi boiler serving central heating and domestic hot water systems. Radiator. Ceramic tiled flooring.

Bedroom Two:

12' x 8' 4" (3.66m x 2.54m) UPVC double glazed window to side aspect. Coving to smooth plastered ceiling. Radiator. Fitted carpet.

Bedroom One:

12' x 11' 1" (3.66m x 3.38m) UPVC double glazed window to side aspect. Coving to smooth plastered ceiling. Radiator. Fitted carpet.

Bathroom/WC:

Obscure UPVC double glazed window to side aspect. Coving to smooth plastered ceiling. Modern white suite comprises tiled panelled bath with electric shower unit and glass shower screen, floating wash hand basin inset low flush wc. fully tiled in modern two tone ceramics with tiled dado effect. Ceramic tiled flooring.

Exterior:

Lawned communal gardens . Brick built shed.

Lease Details:

125 Years Lease from 5th December 1983 - 85 Years remaining
Ground Rent/Service Charges - Approx £1449.72 Per Annum
Solicitors to confirm