



**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 £195,000 Leasehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**"To view the full sales particulars,  
 please visit our website:  
[www.connollysestates.co.uk](http://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

## Council Tax:

Thurrock Council

Band B - £1,587.18 per annum (Before discounts, if applicable)

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.