



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, doors 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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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Dock Road, Tilbury

Guide Price £110,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- OVER 100 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- COMMUNAL SECURITY ENTRANCE
- APPROX 0.7 MILES TO TILBURY TOWN C2C STATION
- CLOSE TO TILBURY TOWN CENTRE
- EASY ACCESS TO A13 & M25
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY





GROUND FLOOR

Outer Communal Entrance

Via security door with keypad entry.

Inner Communal Entrance

Via hardwood to door opening into communal hallway.

Private Front Entrance

Via hardwood door opening into:

Hallway

Built-in storage cupboard housing water tank, electric heater, fitted carpet.

Reception Room

4.36m x 3.03m (14' 4" x 9' 11") Double glazed windows to rear, electric heater, fitted carpet.



Kitchen (Open Plan from Reception Room)

3.13m x 1.77m (10' 3" x 5' 10") Spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, four ring electric hob, extractor hood, space and plumbing for appliance, space for fridge, tiled splash backs, vinyl flooring.



Bedroom

5.47m > 3.23m (17' 11" > 10' 7") x 2.74m > 1.59m (9' 0" > 5' 3") Double glazed windows to rear, electric heater, fitted carpet.

Bathroom

2.94 m x 1.76 m Panelled bath with shower attachment, low level flush WC, hand wash basin with tiled splash back, vinyl flooring.



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