



## Gordon Road Corringham SS17 7RF

- Modern & Well Presented Apartment
- Upvc Double Glazed
- Combined Lounge/Bedroom with Private Balcony
- Modern Fitted Kitchen
- Integrated Appliances
- Modern Tiled Shower Room/Wc
- Communal Gardens
- Communal Parking Area to Rear
- Close to Town Centre
- Available End of June 2024



We are pleased to offer this good sized studio apartment to the rental market. This well presented first floor property is conveniently located on the edge of Corringham town centre and is within minutes of local shops and bus stops. The apartment is available for occupation from the end of June and early viewing is recommended.

# £875 PCMLeasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(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			

We are pleased to offer this good sized studio apartment, with impressive kitchen and shower room, to the rental market. This well presented first floor property is conveniently located on the edge of Corringham town centre and is within minutes of local shops and bus stops. The apartment is available for occupation from the end of June and early viewing is recommended.

This lovely apartment offers entrance hall, combined lounge/bedroom which is an airy bright room with upvc doubled glazed french doors to private balcony, fitted kitchen with a modern range of base and wall mounted units to three aspects with modern work surfaces and integrated oven, hob and stainless steel chimney extractor. The modern shower room is tiled in quality ceramics to ceiling and floor and offers a modern white suite with oversize fully tiled shower cubicle with mains shower, pedestal wash hand basin and low level wc. The property additionally benefits from Upvc double glazed windows throughout and there is communal parking available to rear.

### **Entrance Hall:**

### **Combined Lounge/Bedroom:**

14' 3" x 12' 6" (4.34m x 3.81m) with private balcony

### **Balcony:**

7' 9" x 3' 0" (2.36m x 0.91m)

### **KITCHEN**

10' 9" x 6' (3.28m x 1.83m) with integrated appliances

### **Shower Room/Wc:**

with modern white suite

### **Exterior**

Communal gardens and parking

### **Council Tax**

Thurrock Council

Band A (£1360.44 per annum)

### **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.