



## Ashley Close Corringham SS17 7JP

- Gas Central Heating
- UPVC Double Glazed
- Spacious Lounge/Diner 20'6 x 9'10
- Fitted Kitchen
- Bedroom One 14' x 10'7 Plus Wardrobes
- Bedroom Two 15'10 x 8'10
- Bathroom with Separate Wc
- No Onward Chain
- Close to Town Centre



This spacious two double bedroom first floor flat is situated within 0.5 miles of Corringham town centre with its shops, cafes, supermarket close proximity to bus stops and schools. The flat is offered with no onward chain and is ideal for a first time buyer or investor alike. Early viewing advised.

# £230,000 Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

This spacious two double bedroom first floor flat is situated within 0.5 miles of Corringham town centre with its shops, cafes, supermarket close proximity to bus stops and schools. The flat is offered with no onward chain and is ideal for a first time buyer or investor alike. Early viewing advised.

The spacious L' shaped entrance hall offers access to accommodation and to large cupboard which could be used as study or utility room. There are two spacious double bedrooms with the main bedroom offering fitted floor to ceiling wardrobes, and a tiled bathroom and separate wc. The spacious lounge/diner, 20'6 in length, opens to the modern kitchen which is fitted in white hi gloss units to two aspects with appliance space.

The flat has gas central heating with radiators, and offers Upvc double glazed windows throughout. As the property was previously rented there is also a gas safety record and EICR for the electric wiring.

There are a good number of parking spaces nearby.

### **Entrance Hall:**

### **Cupboard/Study**

Utility room with a variety of uses

### **Spacious Lounge:**

20' 6" x 9' 10" (6.25m x 3.00m)

### **Fitted Kitchen:**

7' 2" x 6' 11" (2.18m x 2.11m)

### **Bedroom One:**

14' 0" x 10' 7" (4.27m x 3.23m) Plus wardrobes depth

### **Bedroom Two:**

15' 10" x 8' 10" (4.83m x 2.69m)

### **Bathroom:**

7' 1" x 5' 7" (2.16m x 1.70m)

### **Separate Wc:**

### **Lease Details:**

Lease 86 years remaining

Ground Rent £10.00 per annum

Maintenance/Insurance £586.09 per annum

For current financial year 24/25

## Council Tax

Thurrock Council

Band B (£1587.18 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.

