



COUNTRYSIDE ESTATES

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Flat 4, Cherry Court Western Esplanade, Canvey Island, Essex, SS8 0AY

£218,000 Leasehold

Offered with NO ONWARD CHAIN this SPACIOUS GROUND FLOOR APARTMENT offering superb accommodation comprising of a modern fitted kitchen, good sized lounge/diner, two double bedrooms and a four piece suite bathroom. Located on the popular Canvey Island seafront within walking distance to Thorney Bay beach.

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Spacious Entrance Hall



Coved artex ceiling, laminate wood flooring, storage cupboard, power points. Doors leading to:

Kitchen 14'10 x 8'5 (4.80m x 4.52m)



Upvc double glazed window to side aspect, artex ceiling, laminate wood flooring, modern fitted kitchen in a matt white finish wall and base units, contrasting worktops and tiled splash backs. Electric hob and oven with extractor fan over, stainless steel sink with drainer and chrome mixer tap. Power points. Space for washing machine, dishwasher and fridge freezer.



Lounge/Diner 15'9 x 14'10 (4.52m x 2.57m)



Two upvc double glazed windows to rear aspect, coved artex ceiling, laminate wood flooring, wall mounted electric fire, TV and power points.



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Bedroom One 14'4 x 11'1 (4.37m x 3.38m)



Upvc double glazed window to rear aspect, artex ceiling, carpet, wall mounted storage heater, TV and power points.

Bathroom 13'11 x 5'6 (4.24m x 1.68m)



Upvc double glazed obscure window to rear aspect, artex ceiling, tiled flooring, fully tiled walls, white four piece suite comprising of panelled corner bath, large shower with electric power shower, pedestal wash hand basin and close coupled w/c. Heated towel rail, airing cupboard.



Bedroom Two 11'1 x 9'11 (3.38m x 3.02m)



Upvc double glazed window to rear aspect, artex ceiling, carpet, TV and power points.

Communal Gardens



Parking

Two allocated parking spaces.

Lease Information

168 Years remaining

Ground Rent

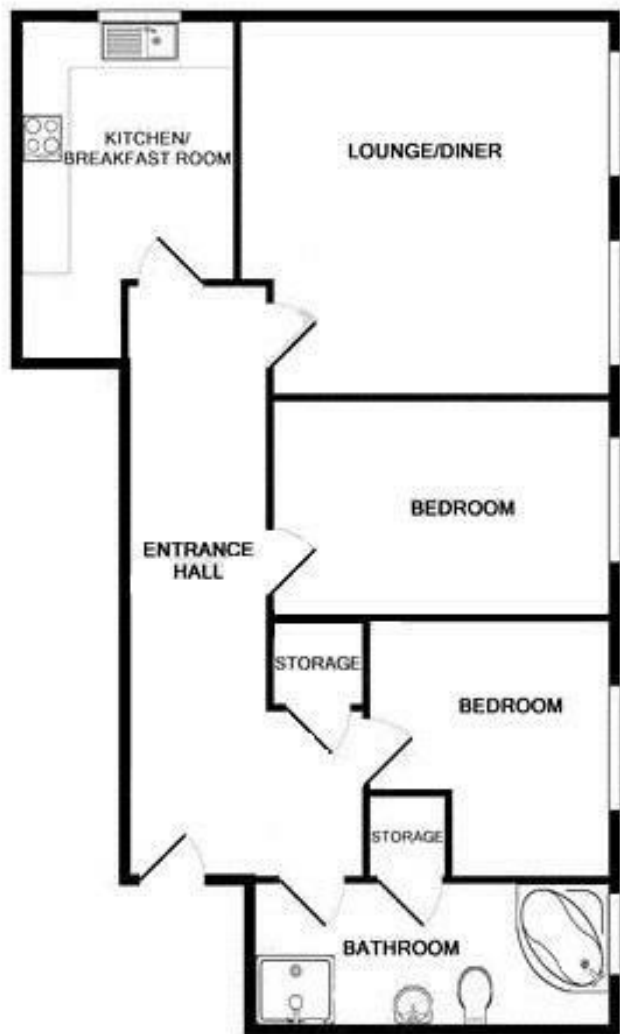
£75.00 PA

Service Charge

£1157.00 PA (paid half yearly)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	75
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	59
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.