

SCOTT &
STAPLETON

MILITARY CLOSE
Shoeburyness, SS3 8EG
£230,000





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Scott & Stapleton are delighted to offer for sale this modern first floor apartment in this sought after development close to shops, parks & schools.

This super property is offered with vacant possession & no onward chain and benefits from 2 double bedrooms, 2 bathrooms & an extremely spacious open plan lounge/diner & kitchen 20'7 x 14'10 with Juliette balcony.

There are also the added bonuses of an allocated off street parking space, bike storage & a long lease.

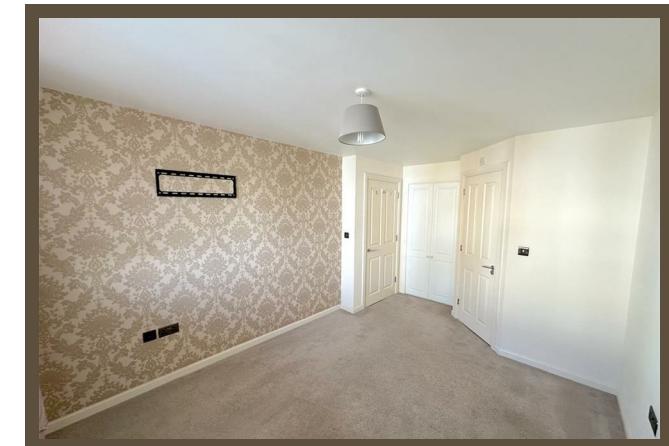
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Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs to all floors. Personal entrance door with spyhole leading to entrance hall.

Entrance hall

Large L shaped entrance with intercom, large storage cupboard & further airing cupboard, radiator, panelled doors to all rooms.

Open plan lounge/dining/kitchen

6.27m x 4.52m max (20'7 x 14'10 max)

Lounge/dining area

4.52m x 4.14m (14'10 x 13'7)

UPVC double glazed french doors to front with Juliette balcony, further adjacent full height UPVC double glazed windows to front. 2 double radiators, built in storage & display cupboards. Open plan to kitchen area.

Kitchen area

3.23m x 1.96m (10'7 x 6'5)

Range of base & eye level units with drawer pack & integrated appliances including stainless steel electric oven, separate gas hob, extractor fan & fridge/freezer, space for washing machine, wood effect roll edge worktops with matching upstand, inset 1 and a quarter bowl stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, ceiling spotlights, Potteron boiler (not tested) in cupboard.

Bedroom 1

3.28m plus wardrobes x 2.92m (10'9 plus wardrobes x 9'7)

UPVC double glazed window to front. Radiator, built in wardrobe, Panelled door to en suite.

En suite

1.60m x 1.52m (5'3 x 5')

White suite comprising of corner shower cubicle, low level

WC & pedestal wash hand basin with mixer tap. Part tiled walls, radiator, mirror fronted fitted cupboard, extractor fan, ceiling spotlights, shaver point.

Bedroom 2

2.97m x 2.64m (9'9 x 8'8)

UPVC double glazed window to front. Radiator.

Bathroom

2.11m x 2.01m (6'11 x 6'7)

White suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin with mixer tap. Part tiled walls, radiator, mirror fronted fitted cupboard, extractor fan, ceiling spotlights.

Externally

The property benefits from an allocated parking space to the rear of the property.

There is also the added advantage of visitors parking available plus bike & bin stores.

Lease details

The vendor informs us that there is approximately 980 years remaining on the lease.

Ground rent is £150 per annum.

Service charge is approx. £1,800 per annum which includes the buildings insurance.

Freeholder is Gateway.

Managing agent is First Port.



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	
(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	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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