



17 Clermont House, Long Road



**RICHARD
POYNTZ**

**17 Clermont House, Long
Road
Canvey Island
Essex
SS8 0JY
Offers In Excess Of £200,000**



Stunning two bedroom second floor apartment for sale and offered with NO ONWARD CHAIN! For residents strictly of age 55 years and over. Ideally situated being south facing and in the heart of Canvey town centre with bus routes directly outside and main shops and local amenities all close by, including the main community Doctors hub within walking distance. Property features include - video entry phone system and lift., with open plan fully fitted Kitchen and Lounge area with French doors and Juliet balcony to the front. Two well proportioned bedrooms and completing the accommodation is a modern three piece shower room. Allocated parking to the rear. With the added benefit of in-house manager, Large communal Lounge/kitchen and roof terrace. Viewing comes strongly recommended .



COMMUNAL AREA

The property is approached via a security Video phone entrance door leading to the communal hallways and access to the communal lounge area. Lift giving access to the second floor, hallways and personal door to the apartment.

HALLWAY

Power points. Video phone entry system. Wall mounted electric radiator. Flat plastered ceiling. Door to airing cupboard and further panelled doors leading to accommodation off.

OPEN PLAN KITCHEN AND LOUNGE

20'9 x 11'2 plus door recess (6.32m x 3.40m plus door recess)

KITCHEN AREA - With square edge works surfaces to two side incorporating drainer and sink unit, with units at base and eye level. Four ring electric hob with extractor over with oven to the side. Integrated dishwasher and washer/dryer. Integrated fridge/freezer all to remain. Flat plastered ceiling with downlighting to the kitchen area and attractive ceramic tiled floor.

LOUNGE - Upvc double glazed French doors with fitted blinds to the front with Juliet balcony. Fitted carpet. Tv and power points. One electric radiator. Flat plastered ceiling. Space for dining table and chairs if required.

BEDROOM ONE

16'3 x 9'2 (4.95m x 2.79m)

A particularly good sized room with feature Upvc double glazed bay window to the front with fitted blinds & carpets. One electric radiator. Tv and power points. Flat plastered ceiling.

BEDROOM TWO

13'4 x 6'8 (4.06m x 2.03m)

Upvc double glazed window to the front, again with fitted blinds & carpet. Electric wall mounted radiator. Power points. Flat plastered ceiling.

THREE PIECE SHOWER ROOM

Modern white suite comprising of low level push flush wc, wall mounted wash hand basin with vanity cupboard below and fully tiled shower with screening. Half ceramic tiling to the remainder of walls and tiled floor. Chrome heated towel rail. Flat plastered ceiling with downlighting. Extractor and shaving points.

ALLOCATED PARKING

Allocated parking in the main car park for one vehicle.

Lease details

999 year lease and maintenance is approximately £40 per week. all details to be confirmed via your Solicitors.





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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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