



*30 The River Front Eastern  
Esplanade*



**RICHARD  
POYNTZ**



**30 The River Front Eastern  
Esplanade  
Canvey Island  
Essex  
SS8 7DN  
£300,000**



Located in the heart of the vibrant seafront of Canvey Island is this truly stunning two-bedroom second-floor apartment, which has been beautifully maintained by the current owners with a remodeled kitchen and bathroom.

The property is in what we feel is one of the best positions within this block and takes in from all of the room's wonderful views of the Estuary and the Seafront. The accommodation includes a spacious entrance hall with two double-size bedrooms with a balcony off the master bedroom, a remodeled bathroom includes not only a bath but a separate shower cubicle, and completing the accommodation is a very spacious kitchen/living/dining area measuring 28'6 in length. Additional features include gated secure parking, a video entry system, and an elevator to the accommodation.



**Council Tax**

Local Authority  
Castle Point  
Local authority reference number  
0543142  
Council Tax band  
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**Agents Note**

We understand from the owner that the lease is 125 years from 2015, Ground rent is £260 per annum, Service charge £263 per quarter.

**Communal Hall**

Communal entrance door with video entry system, elevator, staircase to the floor.

**Hall**

Own hall with large storage cupboard, white finished doors off to the accommodation. Radiator. LVT flooring.

**Kitchen/Living/Dining Areas**

28'6x10'8 (8.69mx3.25m)  
A spacious and very elegant room with defined areas with carpet to the lounge area with LVT



flooring to the kitchen, and dining area. Double glazed bay windows face the front with panoramic 180degree views of the Estuary and the Seafront, radiator, part wallpaper decor, coved to flat plastered ceiling. Day and night blinds to remain.

#### DINING AREA/KITCHEN AREA

Extensively fitted with a range of modern Cream colored units at base level with further units under the work surface areas which divide the kitchen from the dining room/living room, further work surfaces with inset ceramic hob with oven under, and overhead extractor. Larder cupboard with pullout shelving, carousel cupboard to the side, and adjacent fridge/freezer. Plumbing facilities for dishwasher, and washing machine which is to remain, inset stainless steel sink. Matching units at eye-level

#### Bedroom One

14'9x9'1 (4.50mx2.77m)

Double glazed French doors open onto the balcony with built-in wardrobes, coving to the ceiling, radiator.

#### Balcony

Decked and retained by glass paneling with stunning views towards the Estuary, seawall and the seafront.

#### Bedroom Two

14;8x7'2 (4.27m;2.44mx2.18m)

Double glazed window to the front giving Estuary Views, radiator, coving to the ceiling. Day and night blinds to remain.

#### Bathroom

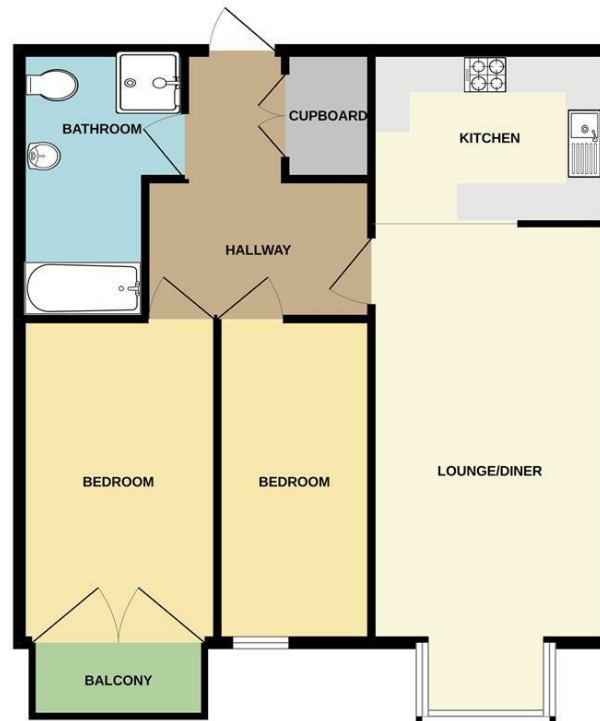
Recently remodeled by the current owners, a four-piece suite comprising a large tiled shower cubicle with shower, white bath, pedestal wash hand basin, and low-level w/c with work surface over, and cupboards to either side, radiator. LVT flooring.

#### Externally

Gated parking operated by automatic gates leading to allocated parking.



GROUND FLOOR



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