



*R406 Kings Park Creek Road*





# R406 Kings Park Creek Road Canvey Island SS8 8QF

OIEO £169,500



Well-Presented Two-Bedroom Double Unit – Prime Position on Kings Park Development (Over 50s)

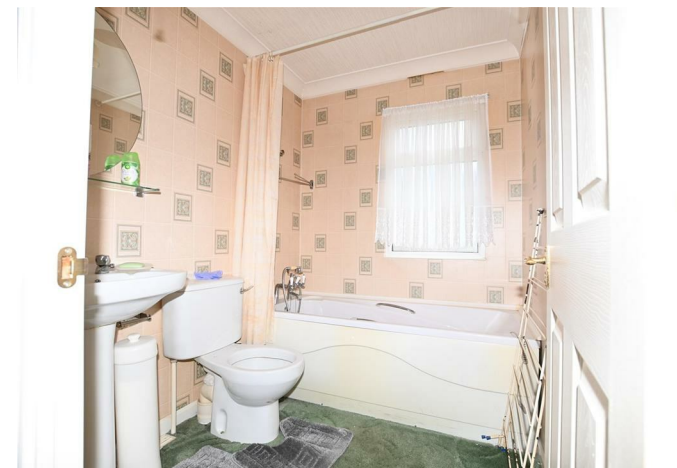
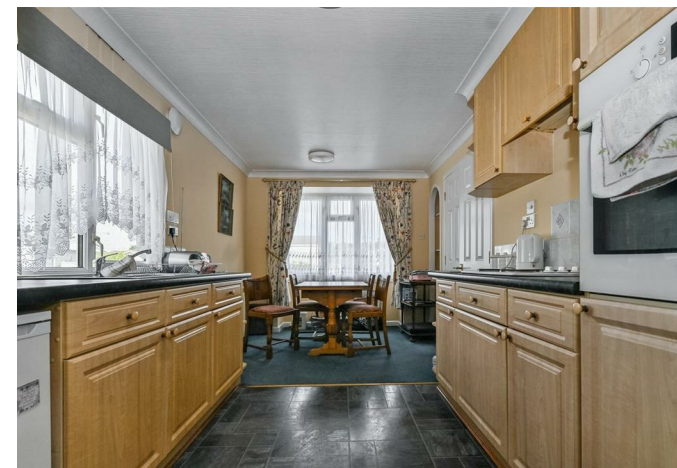
Located in a prime spot on the popular Kings Park Development, just a short stroll from the Lake and within easy reach of on-site amenities—including a clubhouse, communal indoor swimming pool, and convenience shop—we are pleased to offer for sale this spacious two-bedroom double unit, exclusively for the over 50s.

The accommodation offers a well-proportioned layout and includes a spacious lounge with access to a private balcony, a kitchen/diner ideal for everyday living, and a separate utility room for added practicality.

There are two double bedrooms, with the main bedroom enjoying the benefit of an en-suite shower room, and a further bathroom serves the rest of the home. Additional features include electric heating and double glazing.

Situated in one of the most sought-after positions within the development, this property combines comfort, convenience, and community living.

To arrange your viewing, please contact our office on 01268 69959



Ground Rent - £278.37 Per Month

## Hall

Double glazed entrance door into an 'L' shaped hall with coving to ceiling, access to loft, white panelled doors off to the two bedrooms, lounge and bathroom, plus two storage cupboards, one of which houses the hot water cylinder, night storage heater.

## Lounge

16'2 x 10'7 (4.93m x 3.23m)

Double glazed sliding patio doors opening onto a

balcony/patio, further double glazed window to the side aspect, coving to the ceiling, feature fireplace, dado rail, wallpaper decor, double doors connecting into the kitchen/diner, two night storage heaters.

## Kitchen/Diner

14'6 x 8'4 (4.42m x 2.54m)

Double glazed bay window to the front elevation, double glazed window to the side elevation, light wood style fronted units and drawers at base level with space for appliances, rolled work surfaces over



with inset electric hob, eye level oven, matching units at eye level, tiling to splashbacks, white panelled door connecting to a utility room, night storage heater.

### Utility Room

5'3 x 6'9 (1.60m x 2.06m)

Matching wood style fronted units at eye and base level, work surfaces with space for domestic appliance,s including plumbing facilities for washing machine, inset stainless steel sink, coving to ceiling.

### Bedroom One

9'5 x 10'5 (2.87m x 3.18m)

Built in wardrobes, double glazed window to the side elevation, coving to ceiling, white panelled door to the en-suite.

### En-Suite

Double glazed obscure window to the side elevation, tiled shower cubicle with glass enclosures, wall mounted shower, pedestal wash hand basin, tiled splashback, white close coupled low level wc.

### Bedroom Two

9'4 x 7'6 (2.84m x 2.29m)

Double glazed window to the side elevation, electric wall mounted heater, coving to the ceiling, built-in storage cupboards.

### Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath, double glazed obscure window to the side elevation, wall mounted low heater.

### Externally

Facing the main road, which is just up the road from the Lake, there is also a patio/balcony area directly off of the lounge, brick brick-built store to the rear.



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

