



*R985. Maplewood Kings Park*



# R985. Maplewood Kings Park Canvey Island Essex SS8 8FA

£245,000



Offered with no onward chain - Richard Poyntz & Company has the pleasure of offering for sale this superb double unit park home situated in a prime location on the Kings Park Development. The property is positioned centrally on the site, with the restaurant opposite and the swimming pool close by. There is 24-hour security and it is strictly for the over 50s, and has a picturesque fishing lake and an on-site convenience store.

The property itself, in our opinion, is presented to a high standard throughout and has ample living accommodation, a superb size "L" shaped lounge/diner, modern fitted kitchen with units and drawers at base level, built-in oven, hob extractor, dishwasher, fridge/freezer, and washing machine, all to remain. Utility room. modern three-piece bathroom, two well-proportioned double bedrooms, the master of which has a walk-in wardrobe and a beautiful en-suite shower room. Bedroom two is a superb size and has a contemporary built-in wardrobe.

The property also boasts UPVC double-glazed windows and doors throughout and has an electric central heating system with radiators. Externally, the property has power and an outside tap and a block paved driveway providing off-street parking for approximately two vehicles. Viewing comes highly recommended to truly appreciate the accommodation on offer.



## Hall

UPVC entrance door to the front with obscure double-glazed insets into the "L" shaped hallway, coved and papered ceiling, access to loft, radiator, doors off to the accommodation, three storage cupboards, carpet.

## Lounge/Diner

19'2 x 18'8 (5.84m x 5.69m)  
Superb size "L" shaped room with vaulted ceilings that are coved and papered, four UPVC double-glazed windows to two aspects, three radiators, attractive wallpaper decor, ample room for table and chairs, opening to the kitchen, carpet, TV, and power points.

## Kitchen

9'3 x 7'10 (2.82m x 2.39m)  
Coved and papered ceiling, UPVC double-glazed window to the rear, wallpaper decor and tiling to the splashbacks, modern units at base and eye-level with matching drawers and work surface over incorporating one and a quarter drainer sink with chrome mixer tap, four-ring electric hob with extractor over and separate waist height oven, built-in fridge/freezer, dishwasher and all to remain. Vinyl floor covering, opening to the utility room.

## Utility Room

9'2 x 5' (2.79m x 1.52m)  
Coved and papered ceiling, UPVC obscure double-glazed

door to the rear, radiator, built-in store cupboard housing a heater cylinder, modern base and eye-level units, washing machine to remain, vinyl floor covering, panelled door leading back to the hallway, UPVC double-glazed door providing access to the rear of the property.

#### **Bedroom One**

10'9 x 9'4 (3.28m x 2.84m)

Coved and papered ceiling, UPVC double-glazed window to the front, radiator, attractive wallpaper decor to the walls, opening to the inner hall

#### **Inner Hall**

Coved and papered ceiling, attractive wallpaper decor, doors to the walk-in wardrobe, and en-suite

#### **En-Suite**

Coved and papered ceiling, obscure UPVC double-glazed window to the rear, heated towel rail, wallpaper decor, tiling to the splashback areas, vinyl floor covering. Superb three-piece shower room comprising of pedestal wash hand basin with chrome mixer taps, low-level push flush w/c, double shower tray with glass screen and wall-mounted chrome shower.

#### **Walk In Wardrobe**

Various hanging rails for clothing.

#### **Bedroom Two**

9'9 x 9'3 (2.97m x 2.82m)

Again, a good-sized double bedroom, coved and papered ceiling, UPVC double-glazed window to the rear, radiator, attractive wallpaper decor, contemporary wardrobes to remain, carpet.

#### **Bathroom**

Coved and papered ceiling, obscure UPVC double-glazed window to the front, heated towel rail, wallpaper decor, tiling to the splashback areas, vinyl floor covering. Modern three-piece white suite comprising of low-level push flush w/c, panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin with chrome mixer taps.

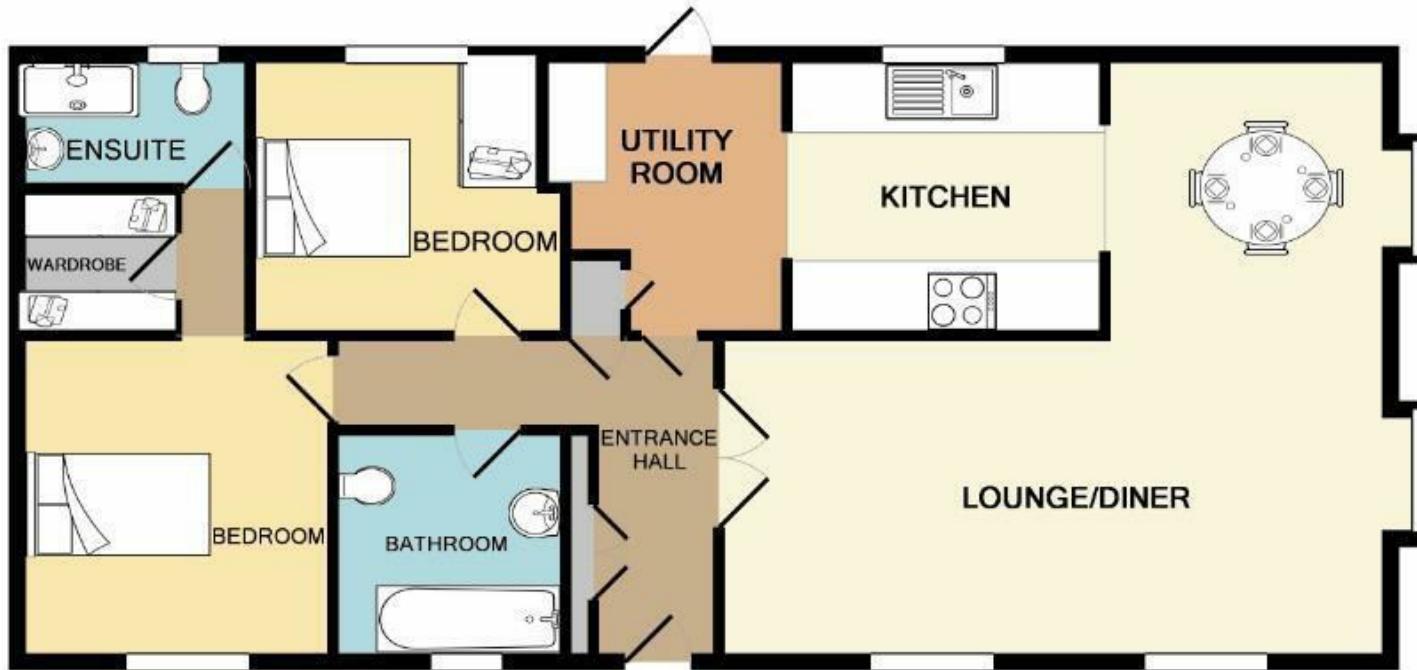
#### **Exterior**

The gardens are mainly laid to lawn with a step up to the front entrance door and to the rear utility door. There is also a block paved driveway providing off-street parking for approximately two vehicles, a power point and tap, and brick built shed for storage.

#### **Agents Note**

The Ground Rent is £330.00, We are advised via the sellers.





**richard  
poyntz**

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

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