

The River Front Eastern Esplanade

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Canvey Island
Essex
SS8 7DN

£260,000

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Located directly onto the seafront, is this truly outstanding two bedroom first floor apartment. Built in 2015 by respected local builders with features including, video entry phone system, communal hallways, stairwells and lift. Apartment benefiting from good sized hallway, superb lounge with feature bay window giving views towards school playing fields and Hadleigh downs in the distance. Open plan modern fitted white gloss luxury fitted kitchen, with hob, oven and extractor to remain. Two superb sized bedroom with UPVC double glazed french doors leading to balcony off of master bedroom, and completing the accommodation is a modern three piece suit. The property also benefits from gated parking. VIEWING COMES HIGHLY RECOMMENDED.





Entrance
Entrance by communal entrance door via Audio and Video phone entrance system, leading to communal hallways and stairwells and lift providing access to the first floor, with personal door leading to apartments.

Hall
Radiator, coved to flat plastered ceiling, power points, double doors to utility/storage cupboard with panel doors off to the accommodation.

Lounge
20 x 10'8 (6.10m x 3.25m)
A superb sized room with feature UPVC double glazed square bay window to the rear, with views towards school playing fields and with Hadleigh downs in the distance, radiators, coved and flat plastered ceiling, TV and power points.

Kitchen
10'7 x 5'8 (3.23m x 1.73m)
A modern open-plan kitchen fitted with a range of

base and eye-level units, complemented by rolled-edge work surfaces. Features include an inset stainless steel single-drainer sink, an inset hob with an extractor canopy over, space for a washing machine and a concealed wall-mounted boiler.

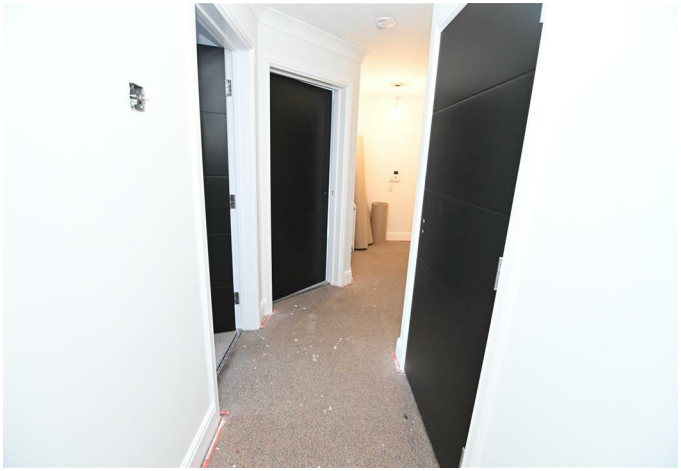
Bedroom One
16'3 x 9'2 (4.95m x 2.79m)
Coved and flat plastered ceiling, TV and power points, radiator, UPVC double glazed french doors leading to decked Balcony seating area, with glass safety screening with similar views as to the lounge

Bedroom Two
13'8 x 7'3 (4.17m x 2.21m)
UPVC double glazed window to the rear, similar views as to the lounge, coved and flat plastered ceiling.

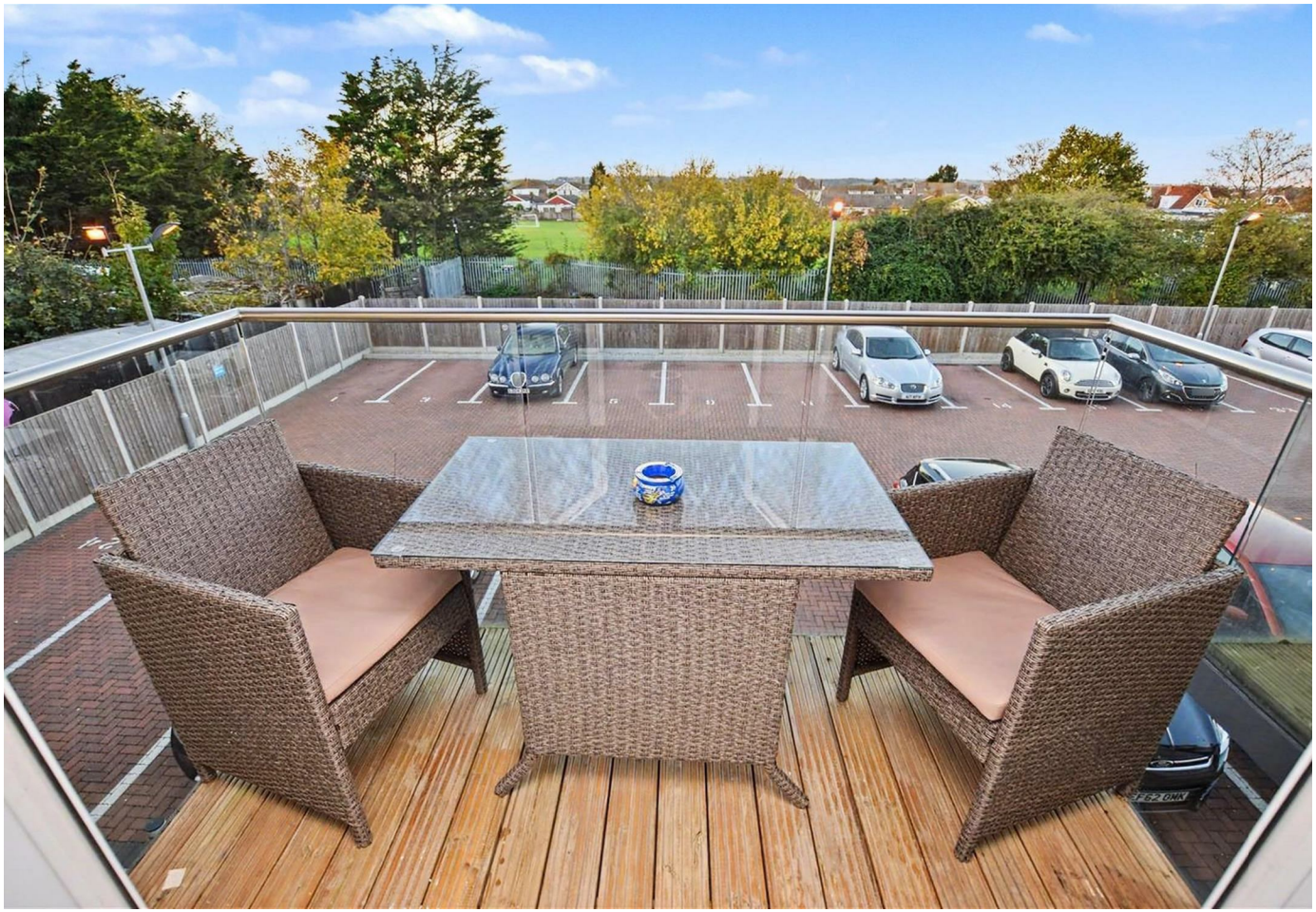
Bathroom
Push flush W/C, pedestal wash hand basin, paneled bath fitted shower over and screening, radiator, ceramic tiled splash backs.

Exterior
Secure allocated parking to the rear for one vehicle. Surrounding lawned gardens to the front and brick retaining wall.

Agents note
125 year lease built in 2015, We understand that the ground rent is £260 per annum and that the service charge is approximately £1,400 per annum. We are awaiting confirmation from the seller. Please ask your solicitor to verify both amounts before proceeding.









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