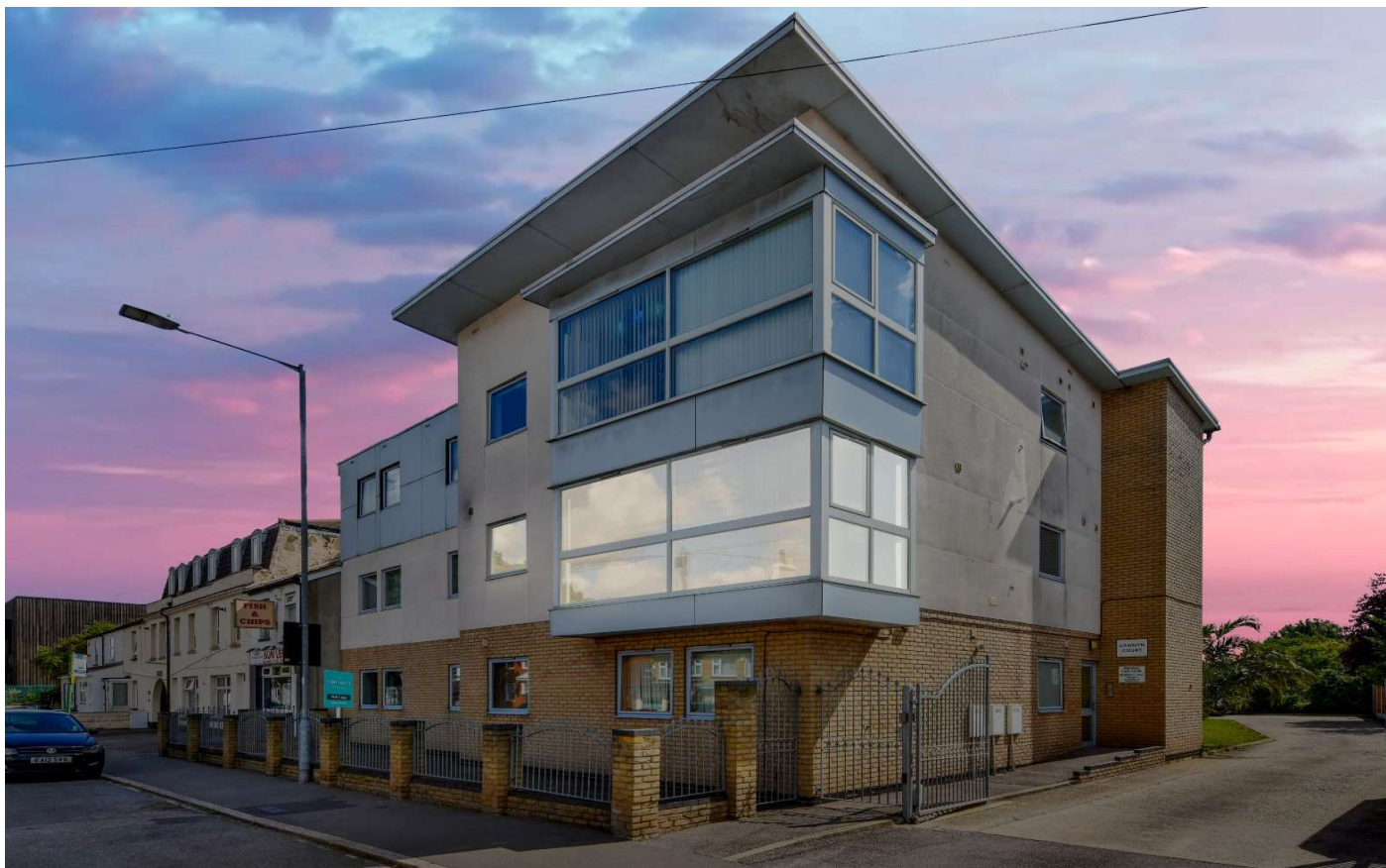


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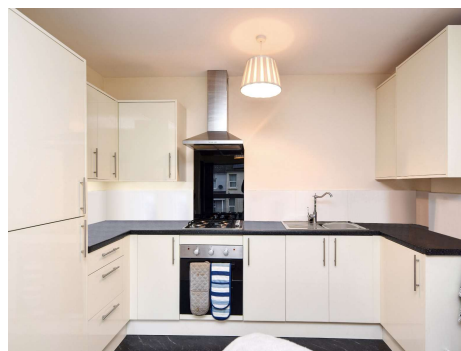
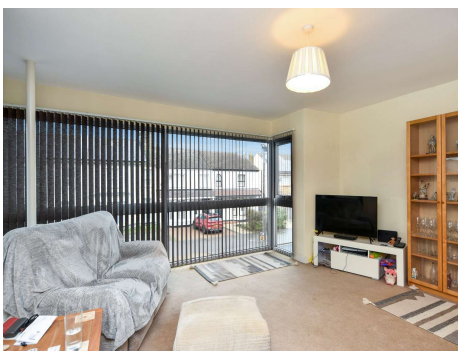
HUNT ROCHE

The Estate Agent



Asking Price: £250,000

Flat 5, Cannon Court, 38 High Street, Shoeburyness, Essex, SS3 9AP



Being brought to the market for the first time since being built (approx. 17 years ago) is this first Floor apartment located within the heart of Shoebury Village within a short distance to Shopping facilities, Award Winning East Beach and C2C Mainline Railway station with direct access to London Fenchurch Street. The apartment offers TWO bedrooms, one with ensuite Shower Room, a truly delightful open plan Living /Kitchen with full width/height windows to front and side aspects. There is also a three piece Bathroom suite. The property is 'SHARE OF FREEHOLD' with reasonable maintenance charges. Externally there is an allocated Parking bay.

FIRST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



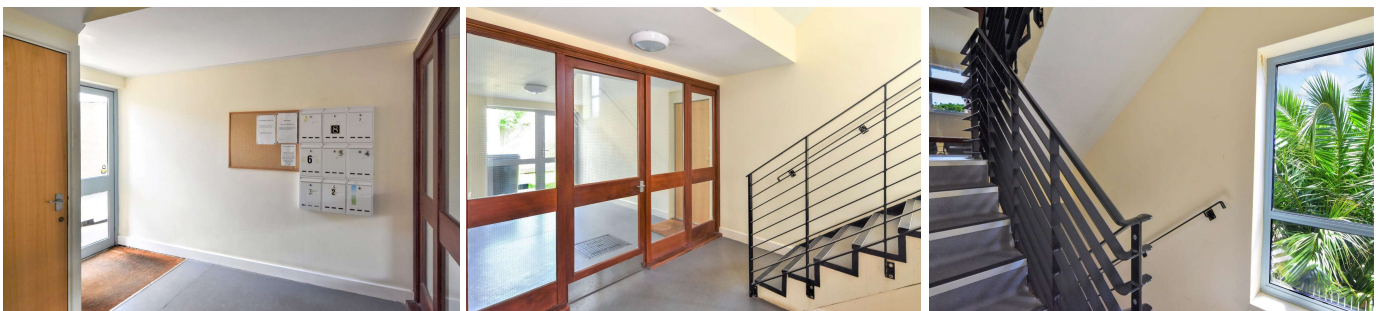
- Purpose built FIRST FLOOR TWO BEDROOM apartment
- Full width / height double glazed windows to front aspect.
- Main Bedroom with modern Ensuite Shower
- Modern three piece Bathroom Suite
- Allocated Parking space to the rear
- Security entry phone system
- SHARE OF FREEHOLD
- No Onward Chain

TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 62025

Entrance via:

Communal Entry via security Entryphone access. Well maintained and presented Communal Hallway. Stairs to first floor.

(Agents Note; please note that there is NO LIFT within the block).



Personal Oak effect door to;

Spacious Entrance Hallway: 17'8" (5.38) x 6'6" (1.98) (reducing to 3'3" (1)) Thermostat control panel. Security entry phone system handset. Doors to Living area, Bedrooms and Bathroom. Smooth plastered ceiling. Further door to;

Walk in Utility Cupboard: 6' x 5'10" (1.83m x 1.78m) Space and plumbing for washing machine. Tiled flooring. Smooth plastered ceiling.

Open Plan Living / Kitchen: Overall measurement 22'4" (6.8) x 17' (5.18) (max) A truly impressive room featuring full-width and full-height windows to the front and side aspects, flooding the space with natural light.

Kitchen Area: 11'9" x 6'7" (3.58m x 2m) The kitchen area is fitted with a modern range of high gloss of eye and base level units with rolled edge working surfaces over inset with single drainer stainless steel sink unit with mixer tap over. Built in electric oven with four ring gas hob over, glass splashback and extractor canopy over. Integrated upright fridge/freezer. Concealed wall mounted 'Vaillant' boiler. Splashback tiling. Smooth plastered ceiling.

Living Area: 16'2" (4.93) (max) x 17' (5.18) (max) Impressive 14'3 wide double glazed windows to front aspect with wrap to side aspects with further to rear. Radiator. Further upright contemporary style column radiator. Smooth plastered ceiling.

Bedroom One: 11'9 (max) x 10'8 (3.58m max x 3.25m) Double glazed windows to side aspect. Radiator. Smooth plastered ceiling. Door to;

Ensuite Shower Room: 7'1" x 3'10" (2.16m x 1.17m)

The modern white three piece suite comprises shower enclosure with integrated shower unit with drencher shower head and hand held attachment, vanity wash hand basin with cupboards under and concealed dual flush cistern wc. Ladder style heated towel rail. Tiled flooring. 'Shower boarding' to all walls. Ceiling mounted extractor fan. Smooth plastered ceiling.

Bedroom Two: 12'11" x 9'11" (3.94m x 3.02m) Double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Bathroom Suite: 6'9" x 6'2" (2.06m x 1.88m)

The modern white three piece suite comprises panelled enclosed bath with central control mixer tap with shower attachment over, vanity unit inset with wash hand basin with mixer tap over and concealed dual flush cistern. Radiator. Tiled flooring. Partly tiled walls with border tile inlay. Ceiling mounted extractor fan. Smooth plastered ceiling.

To the Outside of the Property:

The apartment block offers communal grounds with brick built bin area.

Allocated Parking space::

Parking is provided via a gated secure entrance which in turn leads to parking bays to the rear.

Tenure: Share of Freehold:

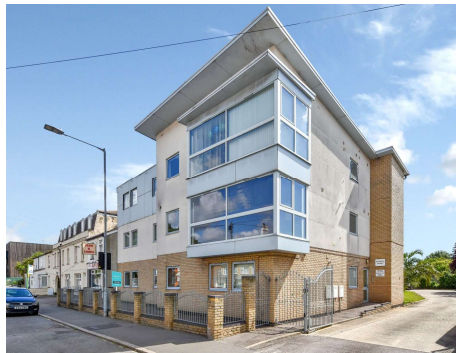
Maintenance Charges: Self managed block - Charges approx. £110 per month

Ground Rent - NA

Please note that these figures are provided for guidance purposes only. Any interested party will need to have this information verified by their solicitor/conveyance.

Council Tax Band B:

PRELIMINARY DETAILS - AWAITING VERIFICATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 3/14/2025