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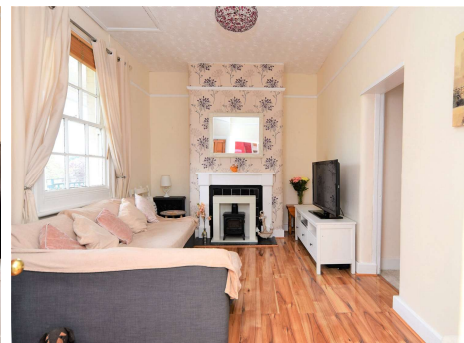
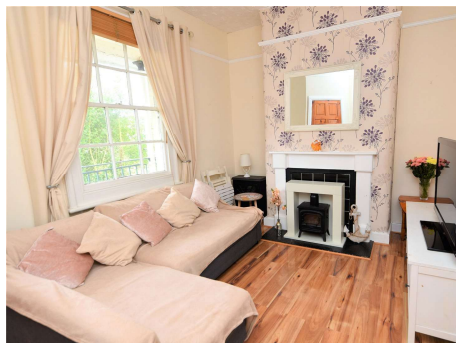
HUNT ROCHE

The Estate Agent



Asking Price: £175,000

10 Ash Court, Thorpe Green, Campfield Road, Shoeburyness, SS3 9FA



Situated within the heart of Shoebury and within a short walk of Shoebury train station and East Beach is this ONE DOUBLE bedroom first floor apartment which was originally built as Army quarters for the Shoebury Garrison. The property is well presented throughout and benefits from high ceilings and allocated parking. Viewing highly recommended.

Ash Court, Thorpe Green, Shoeburyness:

External stairs leading to first floor apartments. Personal hardwood door leading to

Entrance Lobby:

Wood effect flooring. Textured ceiling. Door leading through to:

Living Room:

15'5" x 10'4" (4.7m x 3.15m)

Multi pane sash window to front aspect. Feature fire surround. Picture rail. radiator. Access to large loft space via pull down ladder which has been boarded by the present owners. Wood effect flooring. Textured ceiling. Panelled door leading to bedroom. Further access to;

Kitchen:

9'8" x 8' (2.95m x 2.44m)

Multi pane sash window to front aspect. The fitted kitchen comprises a range of base and eye level units with black rolled edge work surfaces to contrast with stainless steel sink unit inset with drainer and mixer tap. Freestanding electric cooker to remain. Both the washing machine and under unit fridge will remain. Tiled splash backs. Built in cupboard housing boiler serving domestic hot water and heating. Tiled flooring. Textured ceiling. Door to:

Inner Lobby:

6'5" x 3'4" (1.96m x 1.02m)

Tiled flooring. Door leading to:

Bathroom:

Two obscure glazed Sash windows to rear. The white three piece suite comprises panel enclosed bath with wall mounted electric shower over, pedestal wash hand basin and low level flush w/c. Double radiator. Part tiling to walls. Tiled floor. Textured ceiling.

Bedroom:

13'7" x 9'4" (4.14m x 2.84m)

Multi pane sash window to rear. Freestanding wardrobe. Radiator. Picture rail. Textured ceiling.

To the Outside of the Property:

There is allocated off street parking for one vehicle and communal garden areas to both the front and the rear of the property. Additional visitors parking.

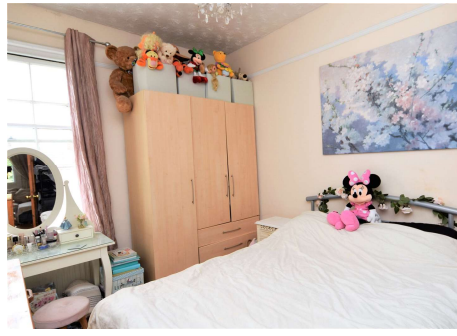
Agents Note:

We have been advised by our client that the lease is approximately 160 years. The ground rent is £80 per annum and has a service charge of £150.00 per quarter. The buildings insurance is approx. £212.00 per annum. These figures should be verified by your solicitor/conveyancer.

Council Tax:

Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	47	
(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. 8/15/2023