

Est. 1998

# HUNT ROCHE

*The Estate Agent*

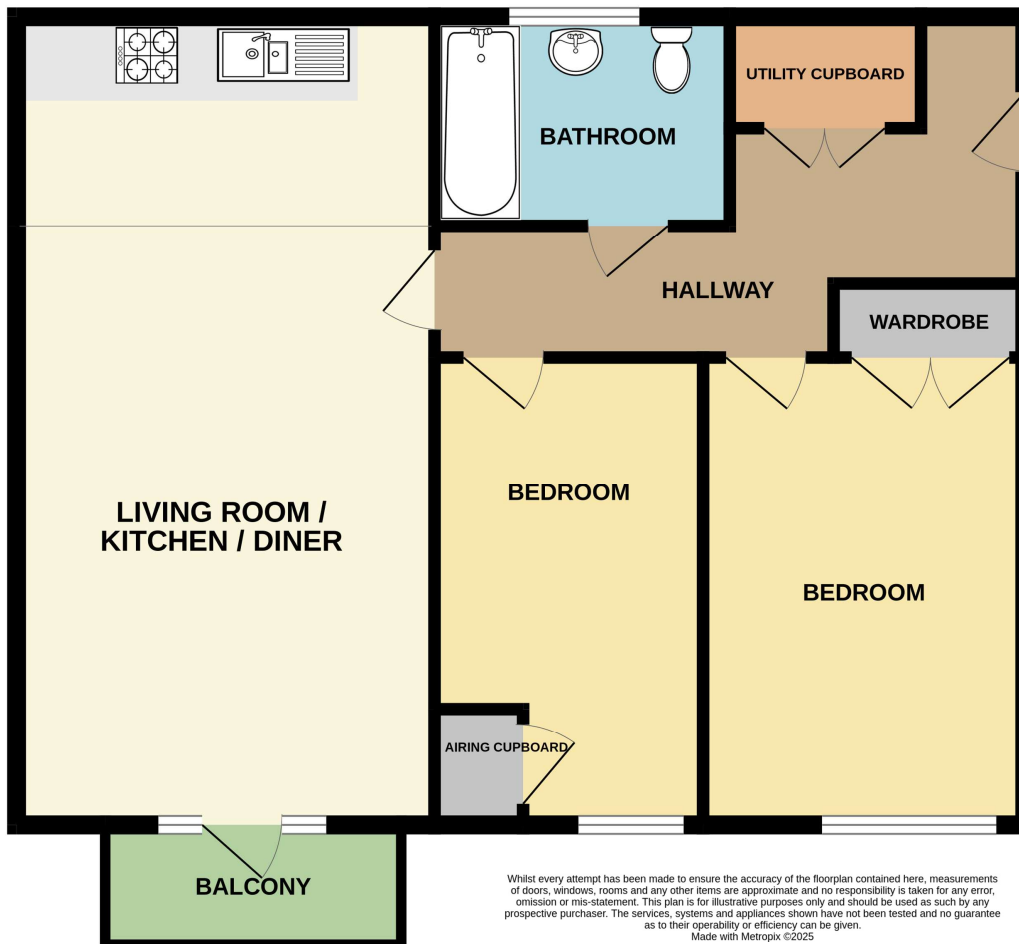


**Asking Price: Offers over £220,000**

21 Ordnance Court, Artillery Avenue, Shoeburyness, Essex, SS3 8EJ



**A spacious TWO-BEDROOM GROUND FLOOR apartment situated in a modern and well-maintained purpose-built block. The property features an open-plan Living Room and Kitchen area, leading to a private balconied patio seating space. Boasting a long lease, allocated parking, and additional visitor parking, this home offers both comfort and convenience. Ideally located close to Parkland Shopping facilities and transport links.**



- Modern TWO BEDROOM Ground Floor apartment offering spacious and comfortable living.
- Long 989-year lease for added peace of mind.
- Security Entry phone access
- Open-plan Kitchen/Living Room with access to a personal enclosed patio seating area
- Main Bedroom offers a spacious fitted wardrobes with ample hanging space and shelving.
- Spacious hallway with a Utility Store Cupboard housing plumbing and drainage for washing machine
- White three-piece Bathroom
- Double glazed and Gas Central Heating
- Allocated off-street parking space and additional visitor parking.

Ideally located near Asda shopping facilities and excellent transport links, this property offers both convenience and accessibility. On the outer edge of the development lies the expansive Shoebury Park, a 20-acre green space perfect for recreation and relaxation. The park boasts a variety of facilities, including a tennis court, football pitch, basketball court, cricket pitch, bowling green, fishing lake, and a children's playground—catering to all ages and interests.





**Entrance via:**

Security entry phone system which allows access to;

**Well maintained Communal Entrance Hallway:**

Access to all mail boxes. Personal panelled door, inset with spyhole, providing access to:



**Spacious Entrance Hall:** Wall mounted security entry phone handset. Radiator. Panelled doors to all rooms. Double doors to a spacious recessed 'Utility Cupboard' with plumbing and drainage for washing machine with extractor fan. Laminate wood effect flooring. Smooth plastered ceiling.



**Open Plan Living/Diner/Kitchen: Overall measurement 22'6" (6.86) x 12'6" (3.8)**

**Kitchen / Dining Area: 12'6" x 6'10" (3.8m x 2.08m)**

The Kitchen area is fitted with a range of eye and base level units to one aspect, with rolled edge working surfaces over inset with one and a quarter stainless steel single drainer sink unit with mixer tap over. Built in 'Hotpoint' electric oven with four ring gas hob over and matching extractor canopy over with glass splashback. Space for upright fridge/freezer. Attractive 'London Brick' style splashback tiling. Under counter recess for dishwasher. Radiator. Smooth plastered ceiling.

**Living Room Area: 15'9" x 12'6" (4.8m x 3.8m)**

uPVC double glazed door with matching side window openers provides access to personal 'Glass panelled' patio seating terrace. Radiator. Smooth plastered ceiling.



**Main Bedroom:** 11'8" (3.56) x 8'9" (2.67) (excluding wardrobes) uPVC double glazed window to front aspect. Radiator. Pair of panelled doors to spacious recessed built-in wardrobe. Smooth plastered ceiling.

**Bedroom Two:** 11'8" x 7'9" (3.56m x 2.36m) uPVC double glazed window to front aspect. Radiator. Panelled door to built in Airing Cupboard. Smooth plastered ceiling.

**Bathroom:** 7'2" x 6'6" (2.18m x 1.98m) The white three piece suite comprises panelled enclosed bath with mixer tap and shower attachment over, with fitted shower screen, dual flush low level w.c and pedestal wash hand basin with mixer taps over. Part tiling to walls. Radiator. Shaver point. Ceiling mounted extractor fan. Smooth plastered ceiling.

#### **To The Outside of the Property:**

Communal gardens with plant and shrub borders. Allocated parking space with further visitors spaces. There is also a bin store and secure bike storage.

#### **Tenure: Leasehold**

Maintenance Charges approx £1800.00 per annum

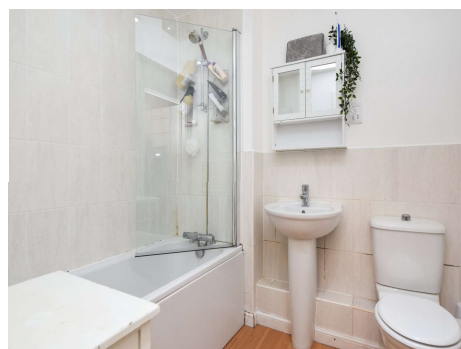
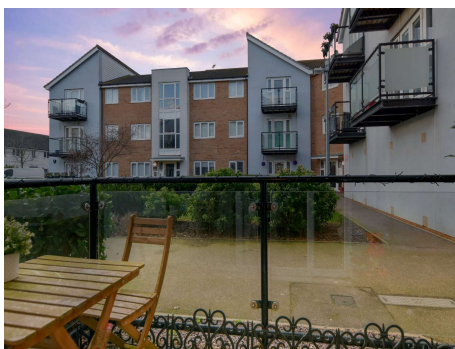
Ground Rent £208.00 per annum

Lease Term 999 years from 01/01/2009

Please note that figures are provided for guidance purposes only and will need to be verified by any interested parties solicitor/conveyancer.

#### **Council Tax Band C**

#### **PRELIMINARY DETAILS - AWAITING VERIFICATION**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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