



*Flat 9 Waterside Mead Elsinor
Avenue*

**richard
poyntz**

**Flat 9 Waterside Mead
Elsinor Avenue
Canvey Island
Essex**

SS8 9P7

Offers In Excess Of £140,000



Modern design one bedroom ground floor apartment with own entrance door and situated on the much sought after Castlview Development and being ideally located to provide good access to and from the Island with local shops and bus routes close by as well as Benfleet Railway Station with direct links into Fenchurch Street. Features include good size hallway, attractive lounge, modern white gloss fitted kitchen, double bedroom and modern three piece white bathroom suite. Externally there is communal parking which is located to the rear. Viewing comes strongly recommended to avoid any disappointment.



Entrance Hall

18' (5.49m)

Own UPVC entrance door with obscure double glazed panel leading to the hall. "L" shaped and measuring 18ft at one pint, laminate wood flooring, electric wall mounted radiator with cover, two storage cupboards with one being a particularly good size, further panel doors off to the accommodation.

Lounge

12'3x11'7 (3.73mx3.53m)

UPVC double glazed window to the front elevation, TV and power points, laminate wood flooring, coved and textured ceiling.

Kitchen

8'5x7'6 max (2.57mx2.29m max)

UPVC double glazed window to the front, single drainer stainless steel sink unit inset to a



range of square edge working surfaces with attractive white gloss units at base and eye level, space for cooker with stainless steel extractor canopy over which is to remain, plumbing and space for washing machine, space for fridge/freezer, ceramic tiling to the floor, half ceramic tiling to the walls, power points, textured ceiling.

Bedroom

12'2x8'1 plus door recess (3.71mx2.46m plus door recess)

UPVC double glazed window to the front, wall mounted storage radiator, laminate wood flooring continued, power points, coved and textured ceiling.

Bathroom

Obscure double glazed window to the front, modern suite comprising of low level w/c, pedestal wash hand basin, Pea style panelled bath with fitted shower over and screening. Complimentary ceramic tiling to the balance of walls and floor, door to airing cupboard housing hot water cylinder and storage, coved and textured ceiling.

Externally

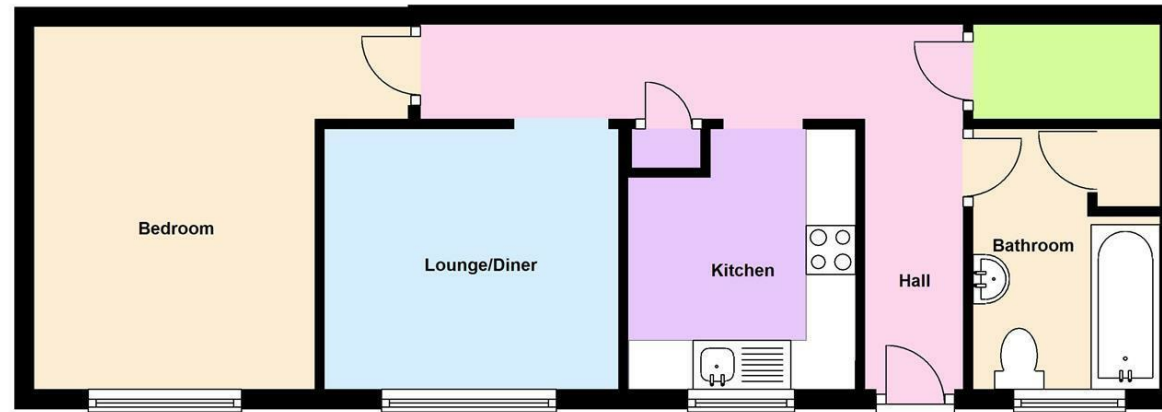
Communal parking directly to the rear

LEASEHOLD

The lease is 125 years from 1997 - Ground Rent is £100 per annum - Maintenance Charge is £89 per month. Further details of the lease will be verified by the solicitors in due course.



Ground Floor



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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