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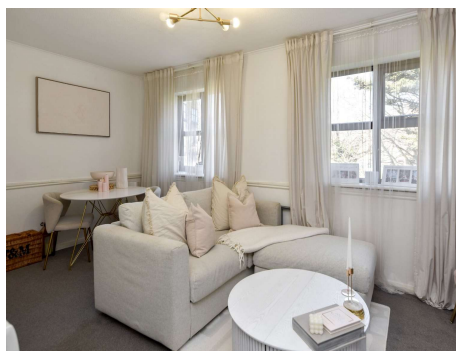
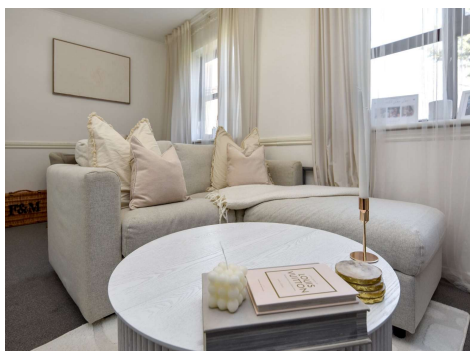
HUNT ROCHE

The Estate Agent



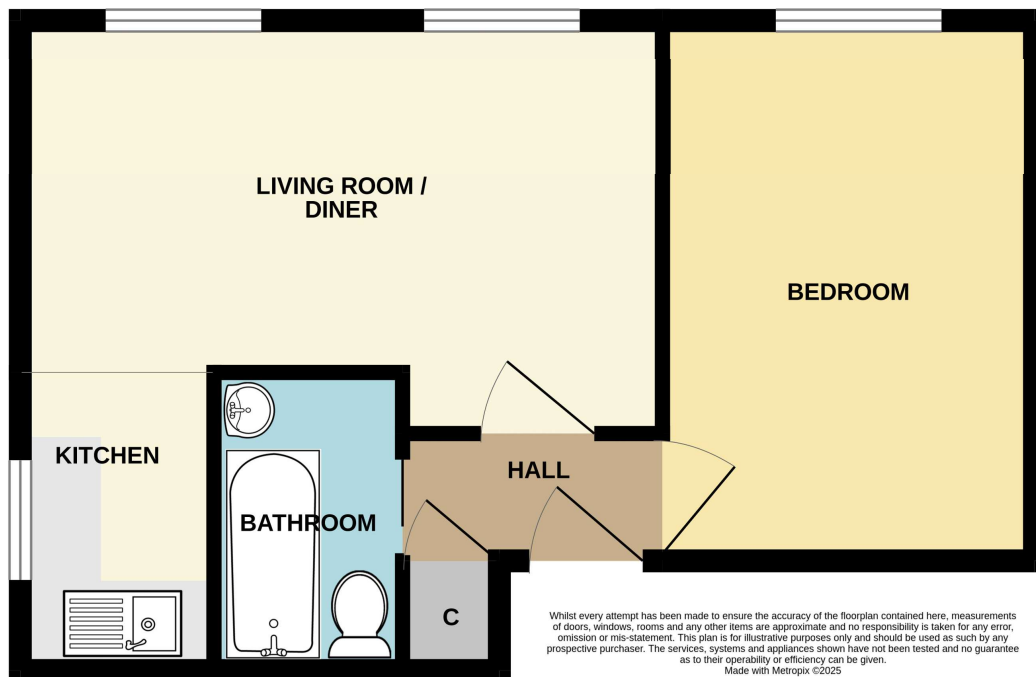
Asking Price: £165,000

48 Frobisher Court, Frobisher Way, Shoeburyness, Essex, SS3 8XB



Offered with No Onward Chain, this beautifully well-decorated one-bedroom first-floor purpose-built flat is an excellent opportunity for first-time buyers or investors. The home boasts a bright and airy living space, a fitted kitchen, and a well-appointed bedroom. Conveniently located close to local amenities and transport links, this charming property is ready to move into.

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- *Immaculate One Bedroom First Floor Flat – Perfect for first-time buyers or investors*
- *Purpose Built – Well-maintained development with Communal Gardens to Rear*
- *uPVC Double Glazed Windows*
- *Security Entry Phone Access*
- *Residents Parking*
- *No Onward Chain*
- *Close Proximity to Shopping Facilities and Bus Routes – Easy access to local shops, services, and transport links*
- *Ideal for Commuters – Located near key bus routes and main transport connections*
- *Well-Presented and Ready to Move In – Immediate viewing recommended*

Frobisher Court, Shoeburyness, Essex

Entrance via:

Security Entry phone system.

Double glazed entrance door provides access to;

Communal Hallway:

Stairs rising to first floor providing access to inner lobby area.

Personal panelled hardwood door inset with obscure glazed insert to;

Entrance Hall:

Entry phone handset. Panelled doors to Living Room and Bedroom. Bi-fold panelled door to Bathroom. Further panelled door to airing cupboard. Textured ceiling.

Living Room:

16'11" (5.16) x 11' (3.35) (reducing to 9'2" (2.8))

Pair of uPVC double glazed windows to rear overlooking communal gardens. Dimplex wall mounted storage heater. Dado rail. Textured ceiling. Access to;

Kitchen:

8'2" x 5'1" (2.5m x 1.55m)

uPVC double glazed window to side aspect. The Kitchen comprises eye and base level units with worksurfaces over inset with single drainer sink unit. Space for under counter washing machine. Freestanding oven. Further appliance space. Tiled splash backs. Textured ceiling.

Bedroom:

13'7" x 8'10" (4.14m x 2.7m)

uPVC double glazed window to rear aspect. Wall mounted electric heater. Textured ceiling.

Bathroom:

8'6" x 4'10" (2.6m x 1.47m)

The three piece suite comprising of panelled enclosed bath with twin handgrips mixer taps and shower attachment over, dual flush w.c., and vanity wash hand basin with storage cupboard under. Partly tiled walls. Textured ceiling.

To the Outside of the Property:

Communal gardens. Residents parking.

Tenure:

Management Company; Frobisher Way Management Limited

125 Years from 1st April 1985

Service Charges approx £700 per annum

Ground Rent £25 per annum

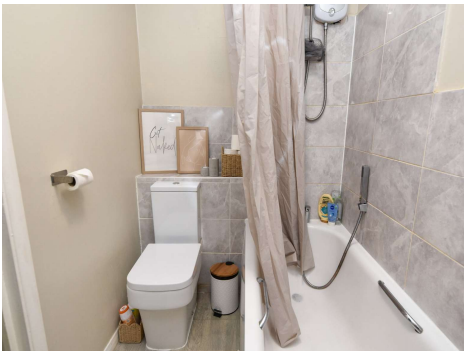
Interior communal areas last decorated in Nov 2020

Please note - The vendor is in the process of extending the lease to 999 years and will also have a share of the freehold with the other residents in the block. This is currently progressing via the solicitors.

Information is provided for guidance purposes only. Please note that these figures will need to be clarified by any interested party's solicitor/conveyancer.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION



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.

