

Est. 1995

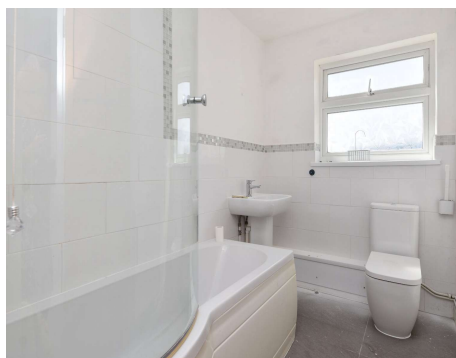
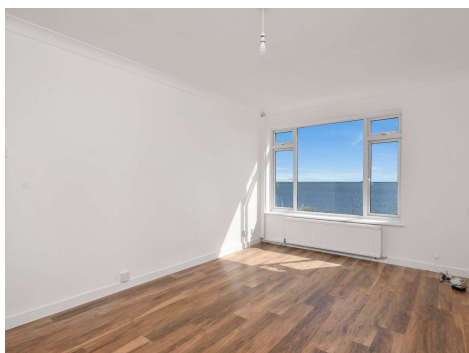
# HUNT ROCHE

*The Estate Agent*

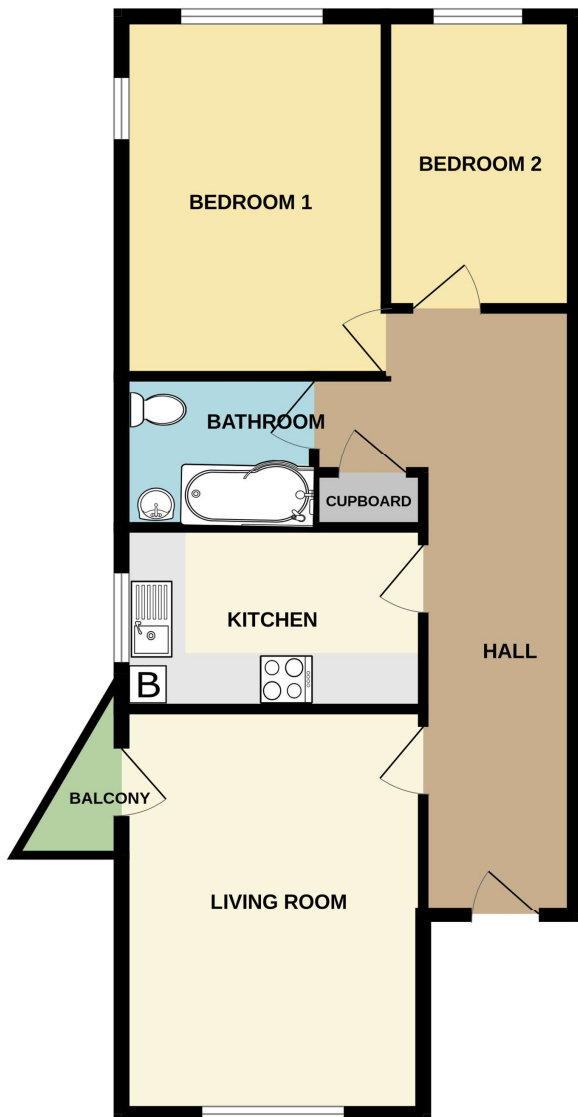


**Asking Price: £299,995**

**5 Maplin Court, Shoeburyness, Essex, SS3 9AE**



Located directly on Rampart Terrace, right along the East Beach coastline, this **SECOND FLOOR BEACHFRONT APARTMENT** enjoys stunning, uninterrupted views across the Thames Estuary toward the Kent coastline. The property offers **TWO BEDROOMS**, Share of Freehold, a Garage to the rear, and is available with **NO ONWARD CHAIN**. The Living Room is bright and airy with panoramic estuary views, complemented by a modern Kitchen and Bathroom, and has been freshly decorated throughout. Situated within Maplin Court, a well-kept, purpose-built development, it is just a short stroll to High Street shopping facilities, bus routes, and Mainline C2C links to Fenchurch Street.



- Delightful TOP FLOOR 'FRONT FACING' SEAFRONT APARTMENT offering TWO bedrooms
- Attractive LIVING ROOM affording STUNNING VIEWS
- Modern fitted KITCHEN with side views towards the Thames Estuary
- Gas Central Heating and uPVC double glazed
- Modern white three piece bathroom suite
- Located directly on RAMPART TERRACE, right along the EAST BEACH COASTLINE
- Share of Freehold
- GARAGE to the rear
- NO ONWARD CHAIN
- Freshly decorated throughout
- Loft access
- A well-maintained, PURPOSE-BUILT DEVELOPMENT
- Close to HIGH STREET, with shopping facilities, bus routes and to mainline C2C links to Fenchurch Street
- Within a well-maintained, purpose built development





#### **Agents Note:**

Planning permission was previously granted to erect a balcony mirroring the existing one on the opposite side of the building. Although now lapsed, this permission could potential be reinvestigated by any interested party.

**Entrance via:** uPVC double glazed security entry door to Communal Hallway. Stairs provide access to upper levels. (Please note that there is no lift within the block).

Personal 'fire door' provides access to;

**Hallway:** Attractive laminate wood effect flooring. Door to storage cupboard with shelving and housing utility meters. Attractive oak panelled doors to all rooms. Door to built in floor to ceiling cupboard. Radiator. Smooth plastered ceiling inset with recessed lighting access to loft space.

**Living Room:** 15'1" x 11'3" (4.6m x 3.43m) uPVC double glazed window to front boasting sensational uninterrupted East Beach and Thames Estuary views. uPVC double glazed door to small 'standing' balcony. Radiator. Laminate wood effect flooring. Coving to textured ceiling.

**Kitchen:** 11'7" x 6'11" (3.53m x 2.1m) uPVC double glazed window to side aspect with attractive Thames Estuary side views. The Kitchen comprises a range of high gloss eye and base level base and eye level units with rolled edge working surfaces over inset with single drainer stainless steel sink unit with mixer tap over. Attractive splashback tiling. Built in 'Indesit' oven with split level four ring electric hob with wall mounted stainless steel extractor canopy over. Integrated under counter fridge. Wall mounted, concealed 'Ideal' boiler. Attractive high gloss tiled flooring. Smooth plastered ceiling inset with recessed lighting.

**Dual aspect Main Bedroom:** 13'4" x 10' (max) (4.06m x 3.05m (max)) uPVC double glazed window to rear aspect. Further uPVC obscure double glazed window to side aspect. Radiator. Coving to smooth plastered ceiling.

**Bedroom Two: 10'11" (max) x 6'9" (3.33m (max) x 2.06m)** uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

**Modern Bathroom Suite: 8'6" x 5'8" (2.6m x 1.73m)** Obscure uPVC double glazed window to side aspect. The suite comprises a panelled enclosed 'shower bath' with mixer taps and integrated shower over with fitted curved shower screen, pedestal wash hand basin with mixer tap over and low level dual flush wc. Tiled flooring. Radiator. Partly tiled walls with attractive border tile inlay. Smooth plastered ceiling inset with recessed lighting.

**To the Outside of the Property:**

Beautifully maintained Communal Gardens to front.

Parking - Garage located in block to the rear of the flats with up and over door.

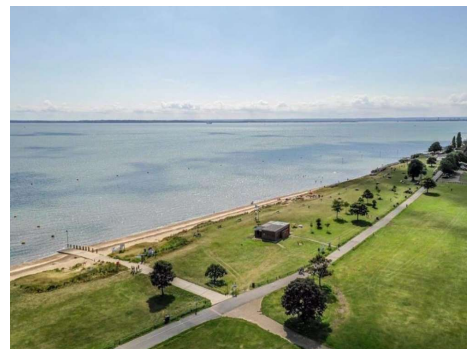
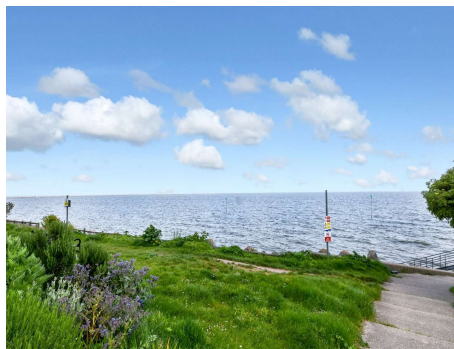
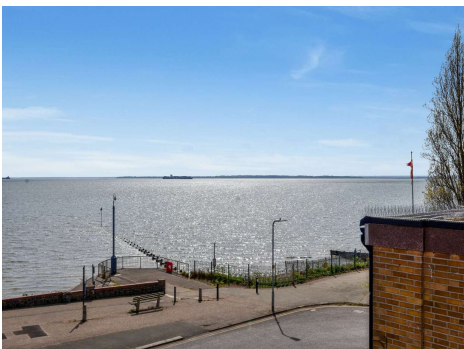
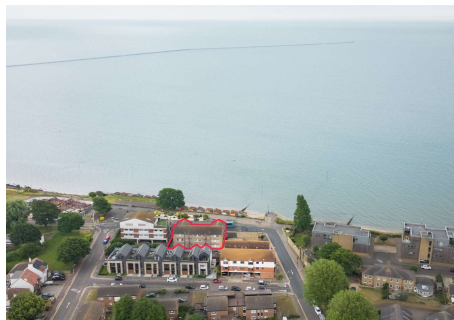
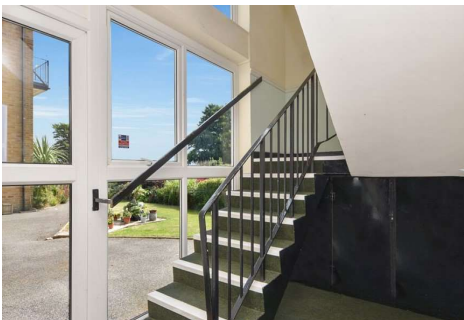
**Tenure: Share of Freehold:**

The block is maintained by the residents with a management company in place, run by the residents within the complex.

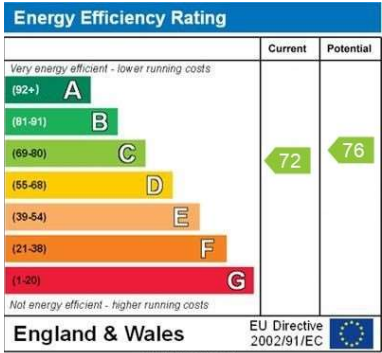
The yearly service charge which included Gardening, Buildings Insurance, Cleaning and Window Cleaning, Accountancy, Repairs, etc, approximately £500,00.

**Council Tax Band B:**

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. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 5/2/2025