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HUNT ROCHE

The Estate Agent

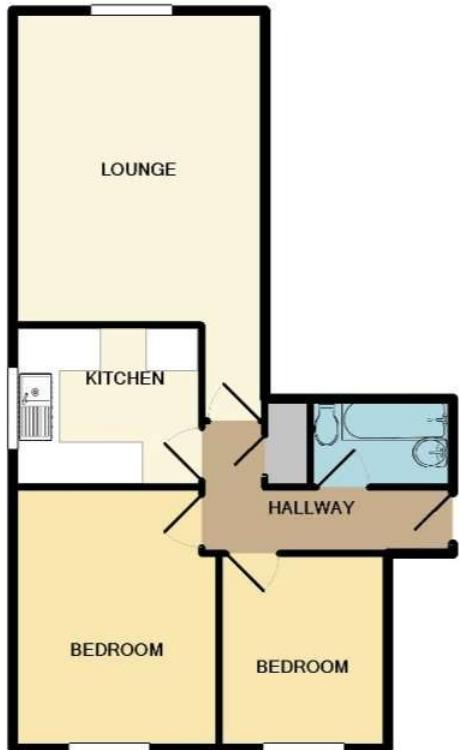


Asking Price: £190,000

1 Exeter House, 25 Bowbank Close, Shoeburyness, Essex, SS3 9NU



Calling all first time buyers! Offered with NO ONWARD CHAIN is this well presented TWO BEDROOM GROUND FLOOR apartment, ideally located close to shopping facilities, local schools and transport links. The property benefits from a modern kitchen and bathroom, generous living room, garage, residents parking and communal gardens, together with an exceptionally long lease of approximately 984 years remaining.



- Two Bedroom Purpose Built Ground Floor Flat
- Garage In Nearby Block
- Communal Gardens & Residents Parking
- Exceptionally Long Lease — Approximately 984 Years Remaining
- Modern Fitted Kitchen & Bathroom
- Spacious Living Room
- Gas Central Heating & uPVC Double Glazed Windows
- Entry Phone Security System
- Close To Shopping Facilities, Schools & Transport Links
- No Onward Chain

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance via: Communal entry door with entry-phone panel. Further part glazed door through to Communal Inner Lobby with two cupboards each one housing utility meters and further storage space. Own personal hardwood door inset with obscure glazed insert providing access to;

Hallway: Doors off to all rooms. Wall mounted cupboard. Wall mounted security entry-phone handset. Thermostat control panel. Radiator. Further door to recessed airing cupboard with linen shelving. Textured ceiling.

Kitchen: 8'11" x 7'5" (2.72m x 2.26m) uPVC double glazed window to side aspect. A well-presented kitchen fitted with a range of contemporary gloss wall and base units with contrasting dark work surfaces inset with a single drainer stainless steel sink unit. Attractive large format gloss style tiled splashbacks. There is an integrated oven with four ring gas hob and wall mounted extractor hood over, together with space for additional appliances. Wall mounted boiler. Radiator. Wood effect flooring. Smooth plastered ceiling.

Living Room: 19'6" (max) x 11'11" (5.94m (max) x 3.63m) uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.

Bedroom One: 12'4" x 9'9" (3.76m x 2.97m) uPVC double glazed window to front aspect. Radiator. Textured ceiling.

Bedroom Two: 9'3" x 8' (2.82m x 2.44m) uPVC double glazed window to front aspect. Radiator. Textured ceiling.

Bathroom: The bathroom fitted with a white suite comprising a panelled enclosed 'shower bath' with curved shower screen with integrated shower unit. There is a close coupled WC and a pedestal wash hand basin. The room is finished with large format neutral wall tiling to most walls. Smooth plastered ceiling.

To the Outside of the Property:

Hard standing to front providing communal parking with access to own personal garage. There are Communal gardens to the rear of the block with access to bin stores.

Tenure: Leasehold

Term : 999 years from 1 November 2012

Service charge is £101.62 per month

Ground rent to follow.

PRELIMINARY DETAILS - AWAITING VERIFICATION

Council Tax Band A



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. 2/14/2026