

Est. 1995

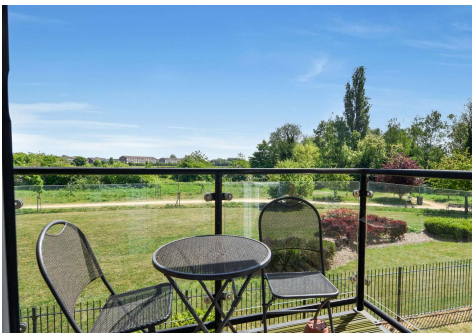
HUNT ROCHE

The Estate Agent



Asking Price: £235,000

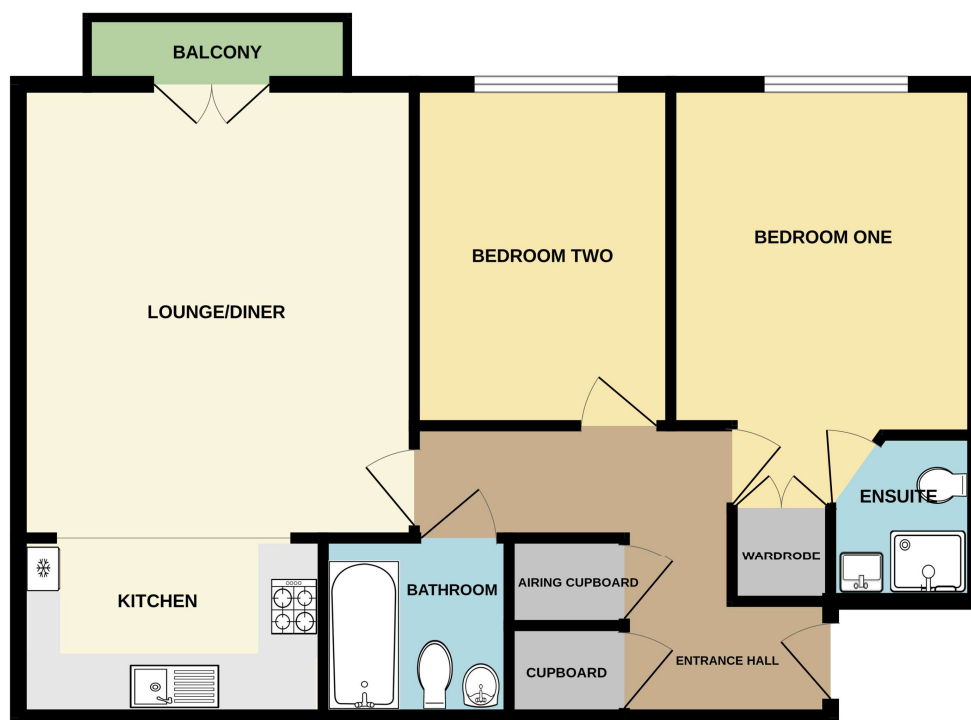
42 Military Close, 'Parklands', Shoeburyness, Essex, SS3 8EG



An opportunity to acquire this modern first-floor apartment featuring a private balcony accessed via the living area, enjoying attractive views across the green towards Shoebury Park.

The property offers bright accommodation throughout, including an integrated open-plan kitchen flowing into the living and dining area, benefitting from uninterrupted parkland views. There are two generously sized bedrooms, both overlooking the park, with the principal bedroom further benefitting from built-in wardrobes and an en-suite shower room. A separate guest Bathroom provides additional practicality.

Externally, the property includes an allocated parking space and is offered with a lease in excess of 980 years.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

- **Spacious First Floor Purpose Built Apartment**
- **Attractive 'SOUTH FACING' Balcony seating area overlooking Parkland**
- **Bright open-plan Living accommodation**
- **Main Bedroom with fitted wardrobes and En-Suite facilities**
- **Further Bathroom suite**
- **Secure entry-phone system**
- **Allocated Parking Space and secure external Bike Store**
- **Long lease term of approximately 982 years remaining**
- **Convenient access to local amenities and transport links**



Entrance via: Accessed via a secure entry phone system leading into a well-presented communal hallway, with stairs rising to the first-floor level.

A personal hardwood fire door, complete with spy hole, provides access to:

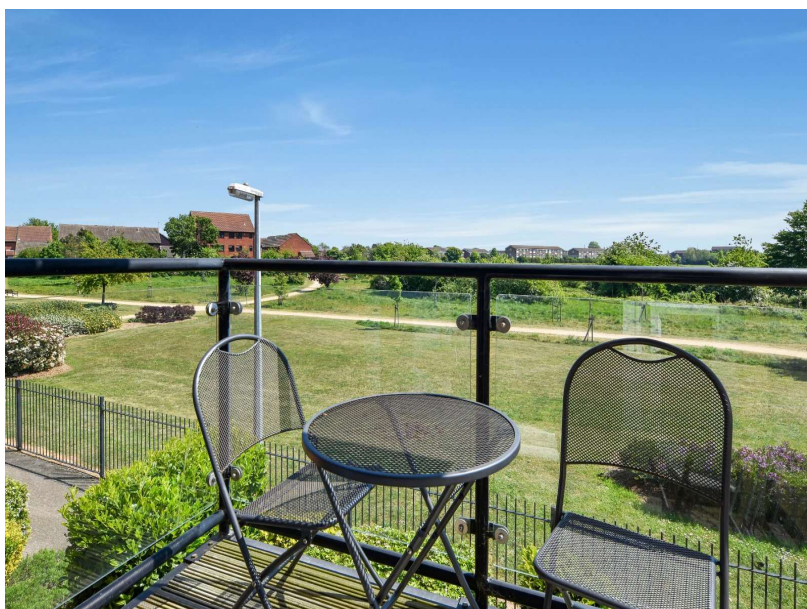
Reception Hallway:

Wall-mounted security entry phone handset. Radiator. Generous recessed storage cupboard fitted with shelving, together with a further cupboard housing the 'Megaflow' heating system and additional linen shelving. Panelled doors to Bedroom, Bathroom and Living area. Smooth plastered ceiling. Smooth plastered ceiling.

Open plan Living / Diner / Kitchen: Overall measurement 20'9" (6.32) x 14'1" (4.3)

Living Room/Dining Area: 14'1" x 13'5"

Pair of uPVC double glazed French doors opening onto the Balcony, with matching uPVC double glazed side panels. Two radiators. Smooth plastered ceiling with two ceiling light points. Open plan to Kitchen Area.



Balcony:

South-facing terrace seating area with steel handrails and contemporary glass inserts, enjoying attractive views across the parkland.

Kitchen Area: 10'9" x 6'9" The Kitchen comprises a range of eye and base level units with rolled edge working surfaces inset with a stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Integrated appliances include a 'Indesit' electric oven with four-ring gas hob and stainless steel extractor hood above, together with an upright fridge/freezer and under counter 'Indesit' combination washing//tumble dryer. Concealed wall-mounted boiler. Smooth plastered ceiling inset with recessed lighting.

Main Bedroom: 14'5" (4.4) (max) x 9'9" (2.97) (max) uPVC double glazed window overlooking parkland. Pair of doors to built-in recessed wardrobes with hanging space and shelving. Fitted bedroom furniture incorporating a pair of single wardrobes to each side, with central shelving behind the bedhead and high level storage cupboards over. Radiator. Smooth plastered ceiling. Panelled door to:

Ensuite Shower Room: 5'4" x 4'11" (1.63m x 1.5m)

Angled entry door. Modern suite comprising tiled shower cubicle with integrated shower unit, dual flush wc and pedestal wash hand basin with mixer tap over. Partly tiled walls. Shaver point. Radiator. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

Bedroom Two: 9'11" x 8'10" (3.02m x 2.7m)

uPVC double glazed window overlooking Parkland. Fitted bedroom furniture incorporating wardrobes to either side of the bed space with overhead storage cupboards and fitted headboard shelving. Radiator. Smooth plastered ceiling.

Bathroom: 6'8" x 6'2" (2.03m x 1.88m)

The three-piece suite comprises panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and dual flush wc. Tiling to all visible walls. Shaver point. Radiator. Smooth plastered ceiling inset with ceiling mounted extractor fan.

To the Outside of the Property: Allocated parking space

Tenure – Leasehold:

Maintenance Charges approx £1800.00 per year

Ground Rent £150.00 per annum

Lease Term 999 years from 01/01/2008

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 5/8/2026