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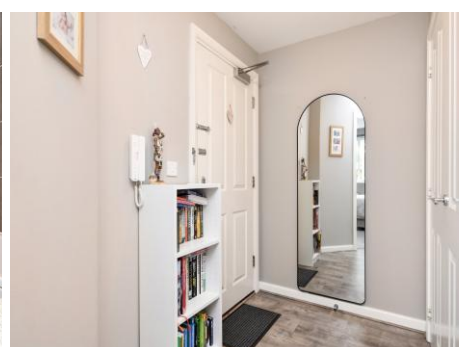
HUNT ROCHE

The Estate Agent



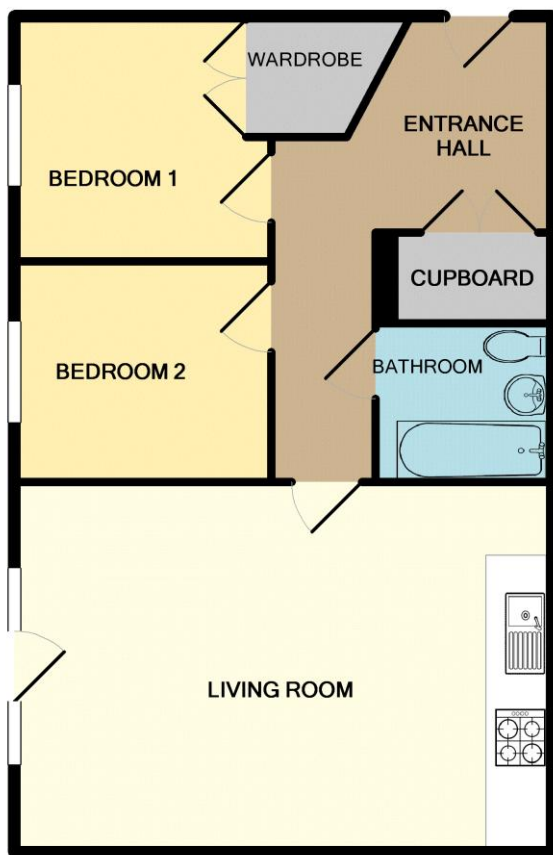
Guide Price: £225,000 - £230,000

5 Ordnance Court, Artillery Avenue, Shoeburyness, Essex, SS3 8EJ



Offering stylish modern living, this beautifully presented TWO BEDROOM first floor purpose-built apartment features a bright dual-aspect open-plan Living/Kitchen space with a Juliet balcony, two generous Bedrooms and a contemporary Bathroom. Further benefits include allocated parking, additional visitor spaces and a secure entry phone system, making this an ideal first-time purchase or downsize opportunity.

Property Location: Conveniently positioned for everyday living, the property is within easy reach of Asda shopping facilities, local bus routes and Shoeburyness mainline railway station, providing direct links to London Fenchurch Street. Just a short stroll away is the popular Shoebury Park, offering approximately 20 acres of open green space with an excellent range of leisure facilities including tennis courts, football and cricket pitches, a bowling green, basketball court, fishing lake and children's play area.



- Modern TWO BEDROOM First Floor apartment offering spacious and comfortable living.
- Long lease for added peace of mind.
- Security Entry phone access
- Attractive light and airy dual aspect Kitchen/Living Room
- Main Bedroom offers a spacious fitted wardrobes with ample hanging space and shelving.
- Spacious hallway with a Utility Store Cupboard housing plumbing and drainage for washing machine
- Modern white three-piece Bathroom suite
- uPVC Double glazed and Gas Central Heating
- Allocated off-street parking space and additional visitor parking.
- Close to Shopping facilities, Shoebury Park and transport links

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: Security entry phone system which allows access to;

Well maintained Communal Entrance Hallway: Access to all mail boxes. Personal panelled door, inset with spyhole, providing access to:

Spacious Entrance Hall: A welcoming Entrance Hall with wall mounted security entry phone handset, radiator and panelled doors to all principal rooms. Double doors open to a generous recessed Utility Cupboard providing plumbing and drainage for a washing machine together with useful storage and extractor fan. Attractive wood-effect flooring. Smooth plastered ceiling.

Open Plan Living/Diner/Kitchen: **Overall measurement 20'8" (6.3) x 14'4" (4.37)** The heart of the home is this spacious, open-plan Living/Kitchen/Dining Room, offering versatile accommodation perfectly suited to modern lifestyles. The bright dual-aspect layout, together with uPVC door opening to a Juliet balcony enjoying attractive views over mature trees, creates a light and inviting environment for relaxing and entertaining alike.

Kitchen / Dining Area: High level uPVC double glazed window to side aspect. The Kitchen is fitted with a stylish range of contemporary eye and base level units finished with contrasting wood-effect working surfaces incorporating a one and a quarter bowl stainless steel sink unit with mixer tap. Built-in 'Hotpoint' electric oven with four-ring gas hob, stainless steel chimney extractor canopy and black glass splashback. Space for an upright fridge/freezer. Further under counter appliance space. Attractive brick-effect splashbacks. Generous dining area enjoying a pleasant outlook. Radiator. Wood-effect flooring. Smooth plastered ceiling with contemporary spotlight track lighting.

Living Room Area: uPVC double glazed door with matching full-height glazed side panels open to an attractive Juliet balcony with glazed balustrading, overlooking mature trees to the rear. Additional almost full height uPVC double glazed window to the side aspect. Radiator. Wood-effect flooring. Smooth plastered ceiling.

Main Bedroom: **11'8" (max) x 10'1" (3.56m (max) x 3.07m)** uPVC double glazed window to rear aspect. Radiator. Pair of panelled doors to spacious recessed built-in wardrobe. Smooth plastered ceiling.

Bedroom Two: **9'10" x 8'5" (3m x 2.57m)** uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Bathroom: **6'10" x 6'4" (2.08m x 1.93m)** The contemporary white three-piece suite comprises a panelled bath with chrome mixer tap, mains-fed shower over and fitted glazed shower screen, pedestal wash hand basin with chrome mixer tap and dual flush low level W.C. Stylish half-height wall tiling with full-height tiling to the bath/shower area. Chrome ladder-style heated towel rail. Mirror-fronted illuminated wall cabinet. Shaver point. Ceiling mounted extractor fan. Ceramic tiled flooring. Smooth plastered ceiling inset with recessed lighting.

To The Outside of the Property:

Attractive communal gardens with established planted and shrub borders. One allocated parking space together with additional visitor parking. Communal bin store and secure cycle storage.

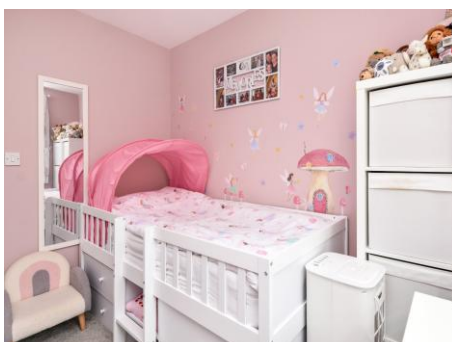
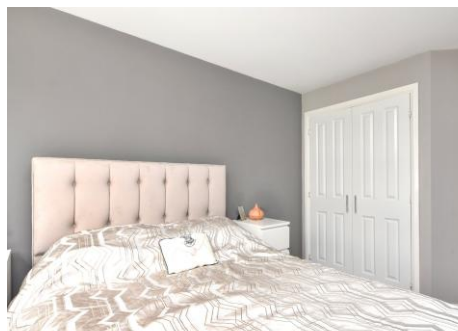
Tenure: Leasehold

Maintenance Charges approx £1800.00 per annum. Ground Rent £180.00 per annum

Lease Term 999 years from 01/01/2009

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

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. 8/6/2026