Cleveden House, Broadlands, Thundersley, Essex, SS7 3BD
1 bedroom ground floor flat / O.I.E.O £160,000 / t. 01702 555888

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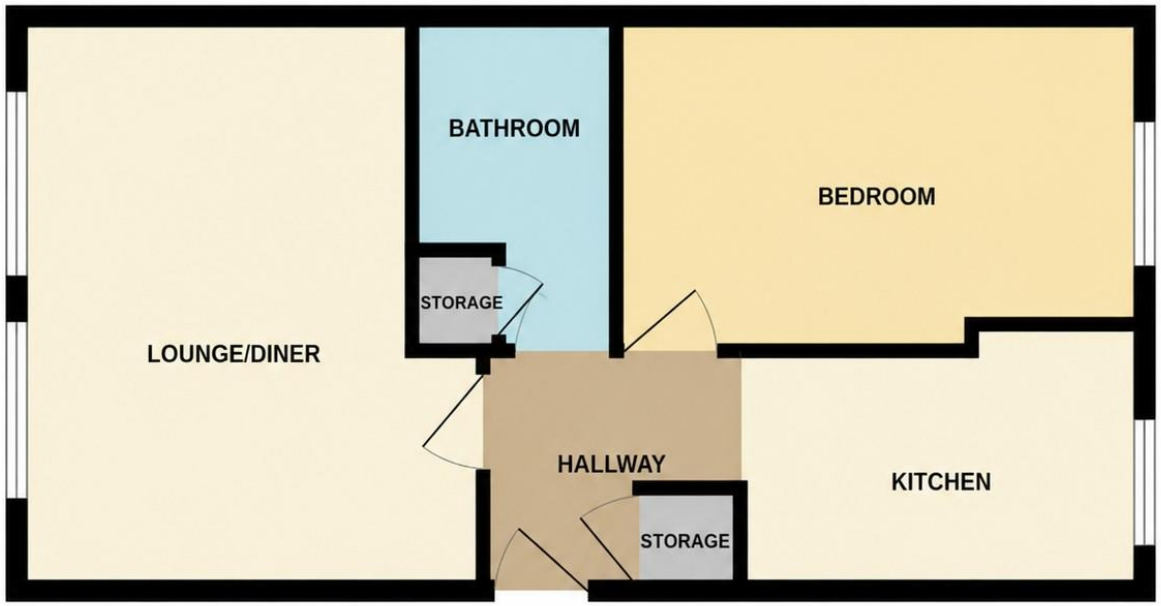
We are delighted to bring to the market this well presented one bedroom ground floor flat, ideally situated within a popular development in the heart of Thundersley. The property offers a good size lounge/diner, a well-appointed fitted kitchen, double bedroom and a modern bathroom suite. Further benefits include a private garage within a nearby block, communal gardens and a long lease in excess of 100 years remaining.

Conveniently located just a short distance from Thundersley Village, with its range of shops, amenities and cafés, the property also provides easy access to excellent local transport links. An ideal first-time purchase or buy-to-let investment opportunity — early viewing is highly recommended.

GROUND FLOOR
approx.



A space to call home.

Highlights

\ Well Presented One Bedroom Ground Floor Flat

\ Long Lease In Excess Of 100 Years

\ Good Size Lounge/Diner

\ Well Fitted Kitchen

\ Modern Bathroom Suite

\ Upvc Double Glazing Throughout

\ Garage Within A Block

\ Communal Gardens

\ Reasonable Annual Charges

\ Popular Location

\ Close To Shops, Amenities & Transport Links

\ EPC Rating - tbc

\ Council Tax Band - B

Entrance via secure entry communal door to communal hall, personal solid wood door to hallway.

**Hallway **
Laminate wood effect flooring, radiator, power points, intercom system, electrical consumer unit, built in storage cupboard housing shelving.

**Lounge 15’3 x 12’6 **
Laminate wood effect flooring, radiator, smooth plastered walls to textured ceiling, two UPVC double glazed windows to front.

**Kitchen 10’11 x 6’07 **
Laminate woof effect flooring, radiator, UPVC double glazed window to rear, smooth plastered walls and ceiling, range of base and eye level units with roll edge worktops, inset stainless steel sink with chrome mixer tap and tiled splashbacks, space for a fridge freezer, space for a washing machine, space for a cooker with inset extractor hood over.

**Bedroom 14’2 x 8’10 **
Laminate wood effect flooring, radiator, power points, UPVC double glazed window to rear.

**Bathroom 8’9 x 5’7 **
Laminate grey effect flooring, white three piece suite comprising push button WC, wall mounted vanity wash basin with chrome mixer taps, panelled bath with shower over and handheld attachment, partially tiled to one and a half walls, built in storage cupboard housing shelving.

**Garage **
Garage in a block with up and over door to front.

**Communal **
Well tended communal gardens.

**Lease Info **
25 March 1981 To 28 September 2132 therefore benefiting from 106 years remaining. We are advised the ground rent is approximately £250 per annum and the service charge is approximately £896 per annum.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.
Digital Markets, Competition and Consumers Act 2024.
These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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