



STUART THOMAS
ESTATES



- GROUND FLOOR FLAT
- OWN REAR GARDEN
- OVER 100 YEAR LEASE
- LARGE LOUNGE/DINER

46 Kingsmere, Thundersley, Essex, SS7 3XL

Guide Price £200,000

A Rare Find!! This GROUND FLOOR FLAT comes with its OWN REAR GARDEN. Ideal for a first time buyer, retired person or investor. This property REQUIRES SOME UPDATING however the accommodation is a good size.



Property Description

ENTRANCE HALL

Composite entrance door with a spyhole leads to the entrance hall. Security entryphone. Thermostat for the central heating. Cupboard housing the electric consumer unit.

LOUNGE/DINER

17' 0" x 9' 10" (5.2m x 3.0m) Double glazed window to the front. Radiator. Dado rail. Open storage recess.

KITCHEN

11' 5" x 5' 6" (3.5m x 1.7m) Single drainer sink unit. Base units. Space and plumbing for a washing machine. Wall mounted gas fired central heating boiler. Double glazed window to the rear.

BEDROOM

13' 9" x 10' 5" (4.2m x 3.2 narrowing to 3.0m) Double glazed window to the front. Radiator. Dado rail.

BATHROOM

With a 3 piece white suite comprising a low level wc wash hand basin and panelled bath. Double glazed obscure window to the rear. Radiator. Some ceramic tiling.

REAR GARDEN

Somewhat overgrown with some screen fencing. Brick built storage shed.

TENURE

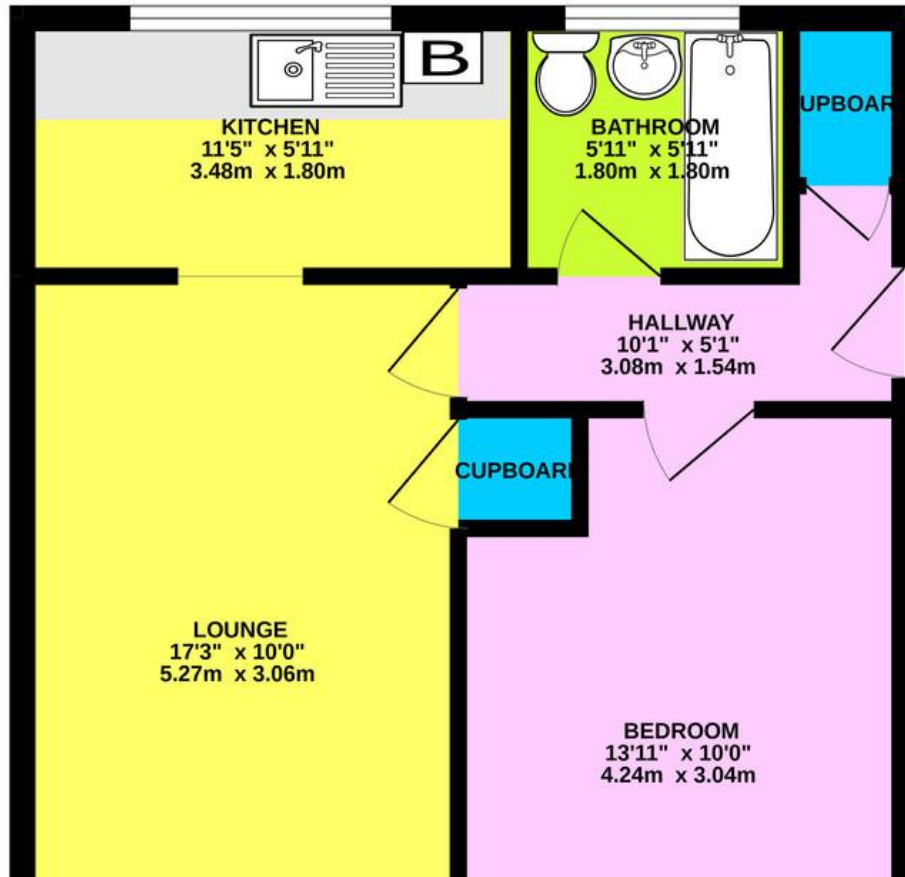
Leasehold

125 Year lease from February 2002

Ground rent and service charge to be confirmed.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements