

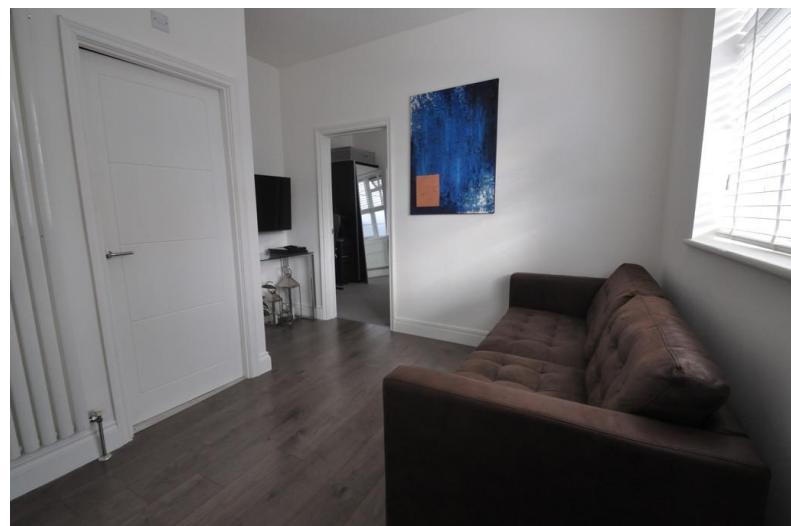


275c Kiln Road
Thundersley, , SS7 1QS

- GROUND FLOOR FLAT
- CONVENIENT LOCATION
- LONG LEASE
- IDEAL FIRST TIME BUY OR INVESTMENT

Guide Price £180,000

EPC Rating '64'



LOUNGE 11' 3 max" x 11' 3 max" (3.43m x 3.43m)
Entrance door leads to the small lobby area with a built in shoe rack. Open plan to the Lounge area which has laminate wood effect flooring. Vertical radiator.

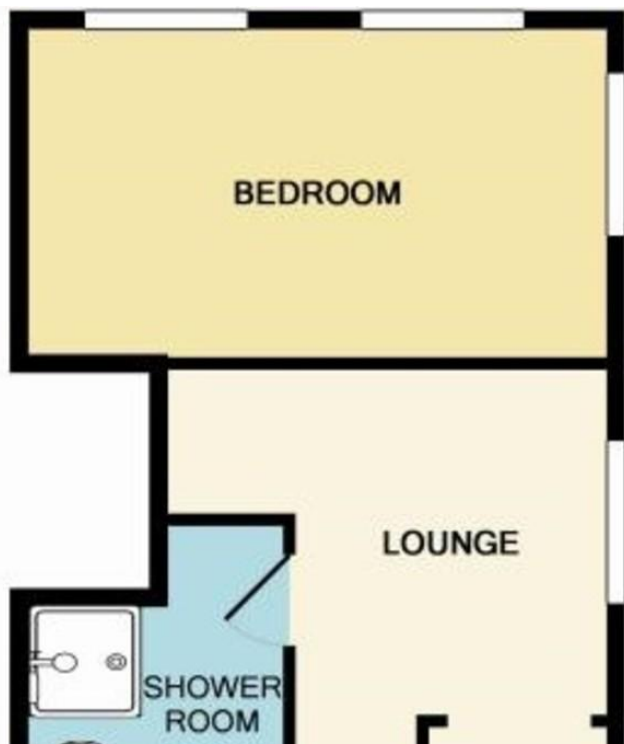
KITCHEN/DINER 11' 10" x 10' 5" (3.61m x 3.18m) This good size well fitted kitchen/diner has a range of units at eye and base level with ample work surfaces over. Stainless steel sink with a mixer tap over. Ample space for a table and chairs. Space and plumbing for a washing machine. Induction 4 ring hob with a concealed extractor cooker hood over and a built under oven. Space for a fridge freezer. Laminate wood effect flooring. Vertical radiator. Cupboard housing the electric consumer unit. Cupboard housing the gas fired combi central heating boiler.

BEDROOM ONE 14' 10" x 8' 7" (4.52m x 2.62m) This good size bedroom has ample space for a desk for anyone needing to work from home. Two double glazed obscure windows to the rear. Two radiators. Double glazed window to the side.

SHOWER ROOM This luxury shower room has a 3 piece suite comprising a low level wc vanity wash hand basin with a cupboard under and large walk in shower. Heated towel rail. Extractor fan. Fully tiled to all visible walls and floor.

TENURE Leasehold. The vendor informs us there are 120 years remaining on the lease.

Service charge and ground rent £750 per annum.
£160 per annum buildings insurance as at 2021.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		