



STUART THOMAS  
ESTATES



- GROUND FLOOR FLAT
- EN SUITE SHOWER ROOM
- WELL FITTED KITCHEN
- ATTRACTIVE LOUNGE

Flat 4 , Robins Path, Thundersley, Essex, SS7 1FG

Guide Price £280,000

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## Property Description

### GENERAL

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### ENTRANCE HALL

Solid entrance door with a spyhole leads to the spacious entrance hall. Double and single storage cupboards. Wood effect flooring.

### LOUNGE

16' 0" x 9' 9" (4.89m x 2.99m) Double glazed windows to two aspects. Two radiators. Wood effect flooring. Open plan to the :-

### KITCHEN

9' 0" x 6' 1" (2.76m x 1.86m) Well fitted with a range of units at eye and base level with ample wood effect work surfaces over. Integrated fridge, freezer and slimline dishwasher. Space and plumbing for a washing machine. Four ring gas hob with an extractor cooker hood over and a built under oven. Double glazed window. Single drainer stainless steel sink unit with a mixer tap. Wood effect flooring.

### BEDROOM ONE

11' 1" x 8' 4" (3.38m x 2.55m) Double glazed window. Radiator. Built in wardrobe. Door leads to the:-

### EN SUITE

With a 3 piece white suite comprising a low level wc pedestal wash basin and a double shower. Extractor fan. Heated towel rail. Tiled floor.





#### BEDROOM TWO

10' 9" x 7' 9" (3.29m x 2.37m) Double glazed window.  
Radiator.

#### BATHROOM

Panelled bath with a mixer tap, low level wc and a wall mounted hand wash basin. Extractor fan. Heated towel rail, tiled floor.

#### PARKING

We understand parking space number 121 is allocated to this flat.

#### COMMUNAL GARDENS

For the use of the residents.

#### GENERAL

Tenure Leasehold

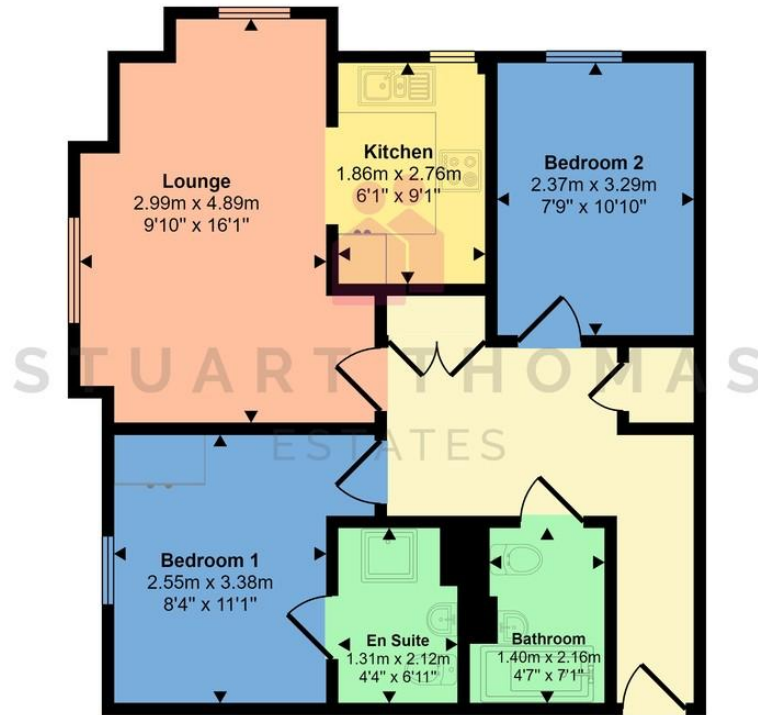
Lease 155 Years from January 2014

Service charge £151 per month

Ground rent £250 per annum.



Approx Gross Internal Area  
57 sq m / 610 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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