




Asking Price £179,950 Leasehold

1 Bedroom, Apartment - Retirement

16, Hamilton Court 120 Long Road, Canvey Island, Essex, SS8 0JN

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Hamilton Court

Hamilton Court is a development of 24 one and two bedroom apartments situated in an ideal position close to the essential amenities. The town of Canvey Island less than a mile away.

Hamilton Court's manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Hamilton Court has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hamilton Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hale Lodge requires at least one apartment Owner to be over the age of 65 with any second Owner over the age of 60.



# Property Overview

**\*\*LOVELY ONE BEDROOM  
RETIREMENT APARTMENT WITH  
BALCONY IN CANVEY ISLAND\*\***

Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring ceramic electric hob with extractor hood over, a fridge/freezer, washing machine/dryer and dishwasher.

The Bedroom is a generous double room with a useful built in wardrobes and plenty of space for additional bedroom furniture if required. A door leads to the Balcony.

The Bathroom has a bath and separate large Shower cubicle, heated towel rail, a WC and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- Light and airy one bedroom first floor retirement apartment
- Spacious Balcony
- Bathroom with bath and shower cubicle
- Fitted kitchen with integrated appliances
- House Manager available 5 days a week
- Owners' Lounge and kitchen facilities
- 24 hour Careline system for safety and security
- Landscaped communal gardens
- Buggy Store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st August 2025):  
£2,847.46 per annum.

Ground rent is collected by Longterm Reversions.

Council Tax Band B

125 year Lease commencing October 2010

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Please refer to the Landlord regarding the Transfer Fee.

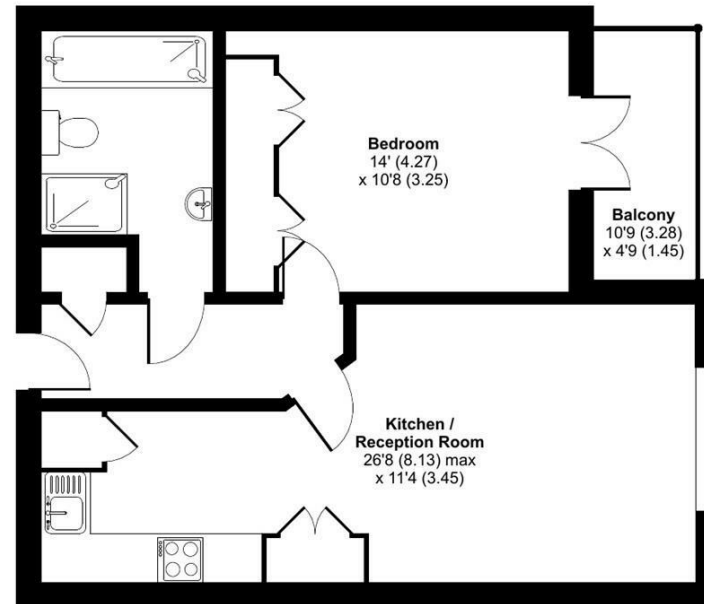
EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 542 sq ft / 50.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Churchill Estate Agents. REF: 1123318



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