



## Thomas Bata Avenue, East Tilbury, Tilbury

**£4,500 pcm**

**LET**

Ali & Co are delighted to present this large property suitable to be adapted for Care Home Use. Located in East Tilbury within easy reach of all local amenities, Parks, Shops, Train Station, Doctors, Library and many other local services.

Available to view now | Close To Station | Close to town centre | Double Glazing | Gas Central Heating | Landscaped Garden | Large Garden | Off-street parking | 7 Plus Bedroom Care Home | Self Contained Unit | Licensed Property | Care Home Option |

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**Ali&Co**  
PROPERTY SERVICES

## LARGE CARE HOME TO LET

Ali & Co are delighted to present this large property suitable to be adapted for Care Home Use.

Located in East Tilbury within easy reach of all local amenities, Parks, Shops, Train Station, Doctors, Library and many other local services.

The property consists 6 bedrooms on the first floor and a bathroom. Ground floor consists of 2x spacious lounge, dining room, fully fitted kitchen, the ground floor also has a the potential to have a self-contained apartment with a private garden.

The property will be offered with full conversion for Care Home Use.

Contact Ali & Co to arrange a viewing immediately.

Council Tax Band: E (Thurrock Council)

Deposit: £4,500

Parking options: Off Street

Garden details: Private Garden

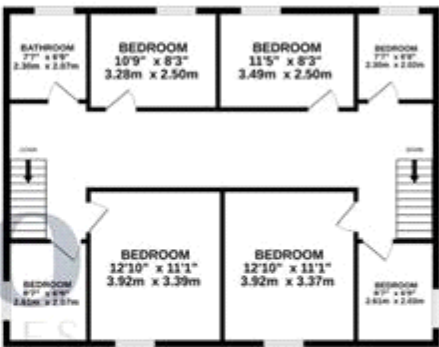
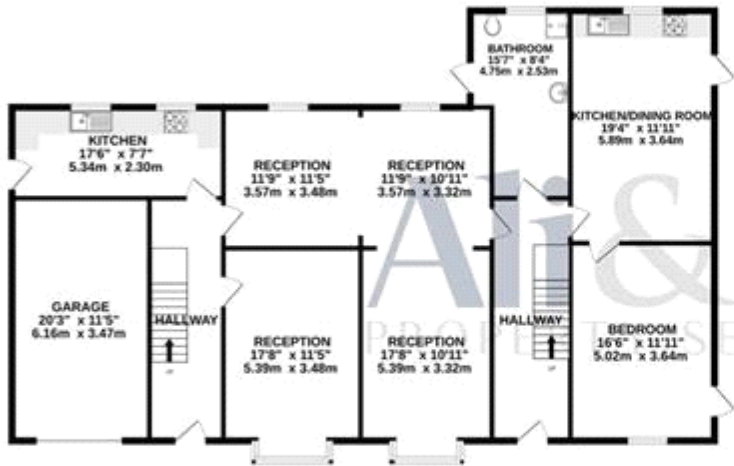






GROUND FLOOR  
1801 sq.ft. (167.3 sq.m.) approx.

1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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