

**To arrange a viewing contact us
today on 01268 777400**



Stanford Hall, Gordon Road, Stanford-Le-Hope Asking price £225 000

Aspire Estate Agents are pleased to offer this excellent first-floor flat, perfect for those looking to move straight in or invest as a rental property. Featuring two double bedrooms, a modern kitchen, and a contemporary bathroom, this home also boasts a bright lounge with access to a private balcony. Additional storage and appliances can be included if required.

The property benefits from a secure entry system, a garage en-bloc, ample parking, low service charges, and a long lease of over 173 years.

Location

Ideally situated close to Corringham Town Centre, where you'll find a range of local amenities including Morrisons Supermarket, Iceland, Impulse Leisure Centre, and Corringham Library. Excellent schools such as Graham James Primary, Abbots Hall, and Gifford Cross Primary are within walking distance. The Manorway nearby provides easy access to the A13 and M25 motorways. Bus stops are conveniently located nearby, offering routes to Grays, Lakeside, Basildon, and Stanford-Le-Hope Train Station. Everything you need is right on your doorstep.

Living Room: 5.30m x 3.60m (17' 5" x 11' 10")

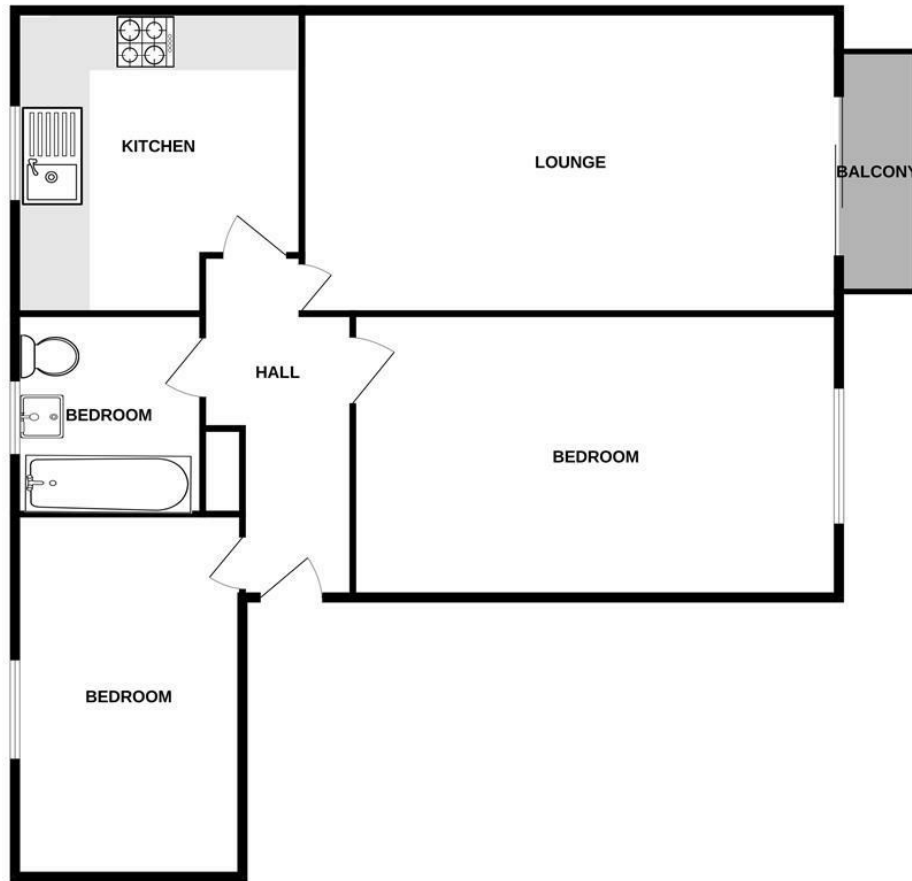
Kitchen: 3.30m x 3.00m (10' 10" x 9' 10")

Bedroom 1: 5.00m x 3.00m (16' 5" x 9' 10")

Bedroom 2: 3.80m x 2.30m (12' 6" x 7' 7")

Bathroom:

GROUND FLOOR



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.
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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