



# GRIFFIN

THE PROPERTY PEOPLE



## St. Andrews Way , Stanford-Le-Hope, SS17 0FL

### 60% Shared ownership £150,000

Griffin are pleased to offer to the market this Two Bedroom Second Floor Flat being 60% Shared Ownership in the popular Stanford Le Hope area.

The current vendors purchased the property as brand new build in 2017 and offer it back to the market in excellent condition and boasting generous sized accommodation. The property benefits from a modern open plan style kitchen, living and dining space with Two Large Double Bedrooms and Family Bathroom. The property also benefits from a private balcony, good sized storage with fitted cupboards and loft storage space.

Externally there is allocated parking and the property is conveniently located within walking distance to Stanford Le Hope Railway Station and High Street.

If you are looking for a modern, light and energy efficient property with spacious accommodation we would highly recommend early viewings to avoid disappointment. Please call us as viewings are by appointment only.

\* Please contact us to check your eligibility with the shared ownership provider \*

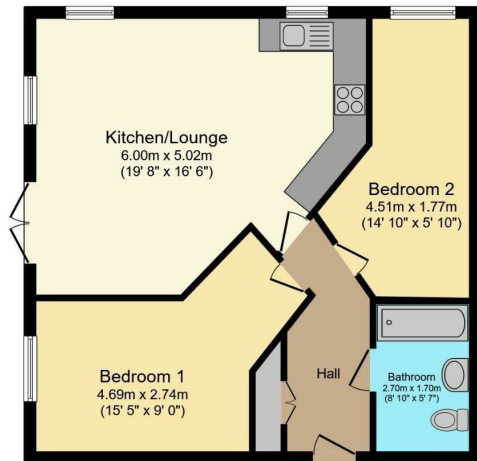
- Two Bedroom Flat
- Second Floor
- 60% Shared Ownership
- 119 Years Remaining on Lease
- Gas Central Heating
- EPC Rating B
- Walk to Station
- Modern Open Plan Living
- Private Balcony
- Call to View

### Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.



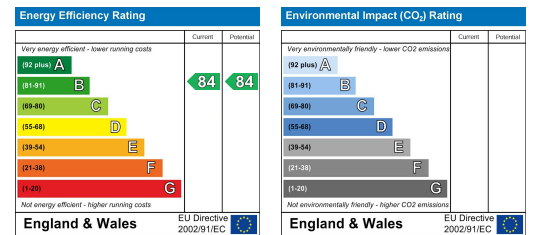
## Floor Plan



## Area Map

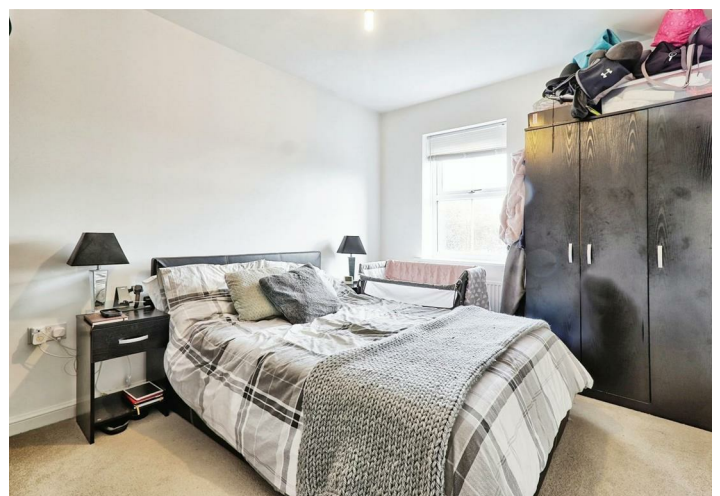


## Energy Efficiency Graph



Total floor area 61.8 sq.m. (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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