

oakheart



£190,000

Guide Price

New Farm Road, Stanway

Guide Price £190,000 - £200,000 Situated within the striking Grade II Listed conversion of the former St Albrights Hospital, this ground floor one bedroom apartment combines period charm with modern living. The property begins with a welcoming entrance lobby leading into a bright and spacious open-plan kitchen and living area, which features multiple windows to the front along with a rear window and door opening directly onto the

communal gardens. The kitchen is fitted with a range of contemporary units and work surfaces, incorporating an induction hob, integrated oven, extractor fan, and sink with mixer tap, creating a stylish and functional space for both cooking and entertaining. An inner hallway gives access to the generously sized double bedroom, which enjoys dual aspect windows overlooking the gardens, and a modern bathroom complete with a panelled bath and shower over,

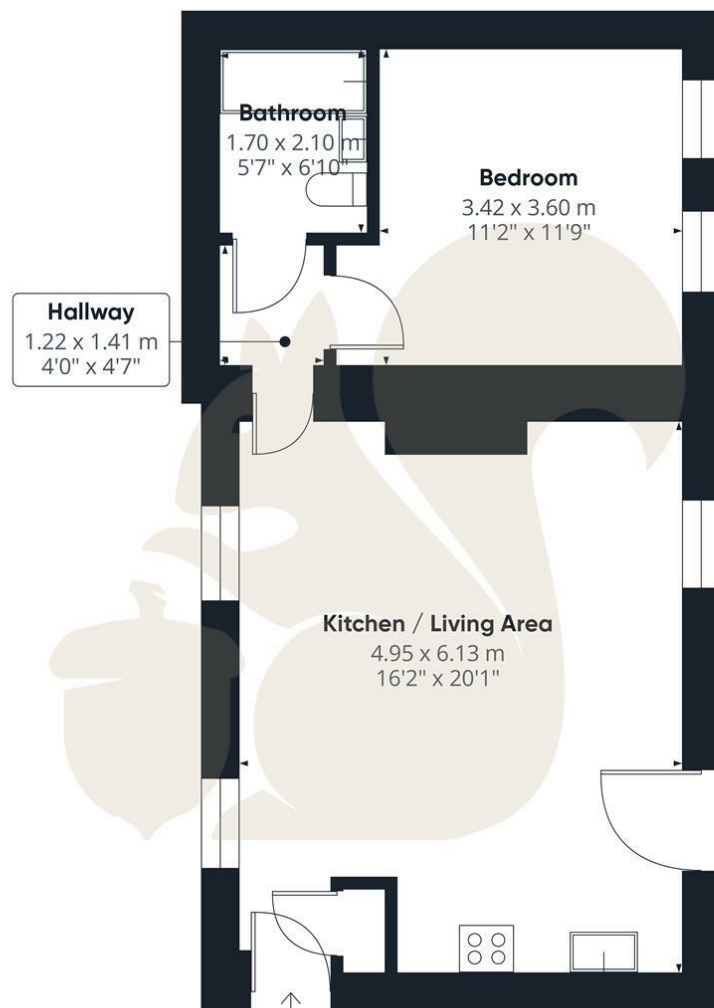
wash hand basin, WC, and chrome heated towel rail. Outside, the property benefits from well-maintained communal gardens and an allocated parking space to the front, while its sought-after location in the popular Stanway district places it within easy reach of local shopping facilities, the nearby Tollgate Retail Park and Stane Park, as well as excellent transport links via the A12, A120, and mainline services from Marks Tey station into London Liverpool Street.











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Approximate total area⁽¹⁾

48.4 m²
521 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Leasehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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