

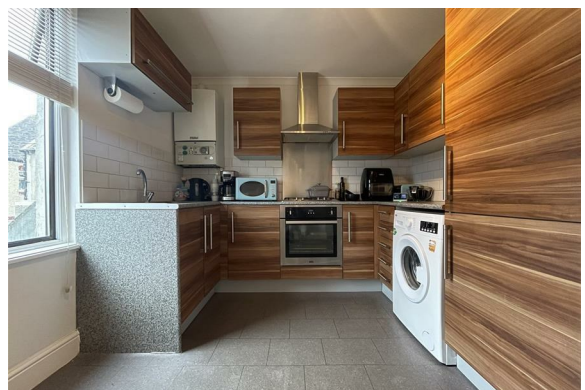


Corringham Road, Stanford-le-Hope

Guide Price £200,000



- A beautifully presented two bedroom apartment
- Ideally located within close proximity of both Stanford-le-Hope town centre and train station
- Modern kitchen/diner
- Lovely size lounge
- Two great size bedrooms
- Entrance hallway and large landing
- Lengthy lease of approximately 94 years
- Added benefit of no service charge
- Permit parking facilities
- EPC D



Colubrid Estate Agents are thrilled to present to the market this beautifully presented two bedroom apartment ideally located within close proximity of both Stanford-le-Hope town center and train station. Accommodation boasts an entrance hallway, landing, lovely size lounge, modern kitchen/diner, stunning bathroom with feature roll top bath and two good size bedrooms. The property is being sold with a lengthy lease of approximately 94 years and has the added benefit of no service charge. There are permit parking facilities.

GUIDE PRICE £200,000 - £220,000

Entrance hall commences with stairs leading to accommodation.

Landing gives access to all rooms.

Kitchen/diner 11'5 x 8'8 double glazed window. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Gas hob, oven, extractor hood and fridge/freezer to remain. Space for other appliances. Brick style tiling to splash backs. Smooth to coved ceiling.

Spacious bathroom comprises freestanding roll top double ended bath fitted with hand held shower attachment, wash hand basin and low level wc. Obscure double glazed window. Smooth to coved ceiling. Boarded loft has 300mm insulation. Feature heated towel rail.

Bedroom one 12'0 x 11'9 double glazed window to rear. Smooth to coved ceiling.

Bedroom two 10'7 x 7'5 double glazed window.

Lounge 13'8 x 10'3 double glazed window. Smooth to coved ceiling.

The property also has two permit parking space. £15.00 per annum per permit.

Further Details:

Service Charge: N/A

Ground Rent: £50.00 per annum

Lease remaining approximately 94 years

Council Tax Band: B

Local Authority: Thurrock

EPC Rating: D

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

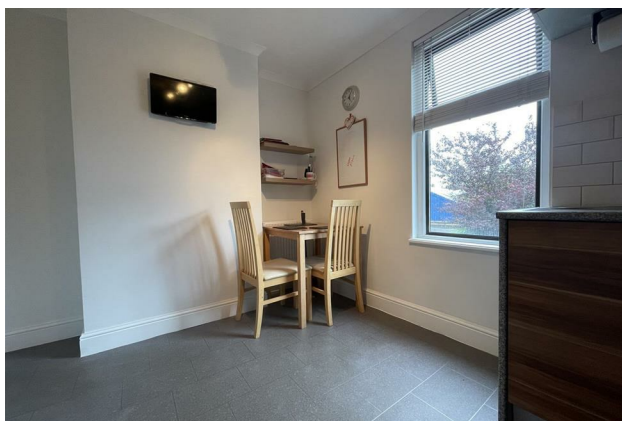
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



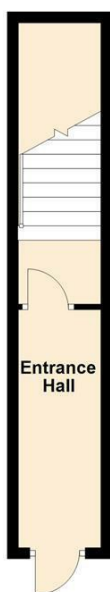
Local Life

STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.



Ground Floor





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