



Elmwood Court, Southend Road, Stanford-le-Hope
Guide Price £230,000



Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size two bedroom first floor apartment ideally located for Stanford-le-Hope town centre and just 0.2 miles from train station. Accommodation boasts a secure intercom entry system, inviting entrance hallway, lovely size open plan lounge/kitchen/diner, modern family bathroom, two good size double bedrooms and a modern en-suite shower room, there are also four Juliette balconies throughout the apartment. Externally the property has allocated parking and a communal garden area. This property also benefits from a lengthy lease of approximately 115 years remaining.

GUIDE PRICE £230,000 - £250,000

Enter the building via secure intercom entry.

Spacious entrance hall give access to all rooms.

Bedroom two 12'7 x 10'0 French double glazed doors open onto Juliette style balcony.

Main bedroom 10'8 x 10'0 double glazed window.

En-suite shower room comprises, shower, wash hand basin and low level wc. Part tiling to walls. Heated towel rail.

Bathroom comprises, panel bath, wash hand basin and low level wc. Part tiling to walls. Heated towel rail.

Open plan lounge/diner/kitchen 19'2 max x 17'6 max. Double glazed windows. Storage cupboard. Two Juliette style balconies.

Kitchen offers wall and base mounted units with matching storage drawer. Worksurfaces housing sink drainer. Electric hob, oven, extractor hood., washer/dryer, fridge/freezer and dishwasher to remain.

The property also has allocated parking space.

Further Details:

Length of lease: Approximately 125 years from new

Combined Ground Rent and Service Charge: Approximately £2,250 per annum

Council Tax Band: C

Local Authority: Thurrock

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



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Local Life

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

Stanford Le Hope railway station is on the C2C London, Tilbury and Southend line taking approximately 45 minutes to London 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.



Floor P



