



Welcome Court, London Road, Stanford-le-Hope

Guide Price £170,000



- A well presented and fantastic size one bedroom maisonette
- Ideally located just 0.1 miles from Stanford-le-Hope train station
- Close proximity to town centre and local amenities
- Lovely size lounge/diner
- Modern kitchen
- Stunning bathroom
- Large bedroom with fitted wardrobes
- Allocated parking



Colubrid Estate Agents are delighted to welcome to the market this well presented and fantastic size one bedroom maisonette which benefits from being located just 0.1 miles from Stanford-le-Hope train station and within close proximity of town centre.

Accommodation boasts an entrance hallway and stairs leading to the landing, lovely size lounge/diner, modern kitchen, stunning family bathroom and an excellent size bedroom with fitted wardrobes. Externally the property has allocated parking.

GUIDE PRICE: £170,000-£180,000

Enter the property via door to front.

Stairs lead to first floor accommodation.

Landing gives access to all rooms.

Bathroom comprises double ended bath fitted with Triton shower and glass splash screen door. Vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window. Heated towel rail.

Bedroom 12'6 x 12'5 double glazed window. Fitted wardrobes. Storage cupboard.

Kitchen/diner 17'0 x 5'5 wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Space for appliances including space for freestanding cooker. Wooden style flooring flows into dining area. Loft access.

Large lounge 14'2 x 10'4 two double glazed windows to front. Coved ceiling. Storage cupboard.

The property also has communal garden and allocated parking plus visitor parking

Further Details:

Length of Lease: Approximately 62 years remaining

Service Charge: £1,500 per annum

Ground Rent: £100.00 per annum

Council Tax Band: B

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



Colubrid.co.uk

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 Plan



