



Conrad Court, Butts Road, Stanford-le-Hope

Guide Price £220,000



- Vacant Property
- A well presented and fantastic size two bedroom ground floor apartment
- Retirement complex for over 60's originally constructed by McCarthy and Stone in approx 2003
- Lovely size lounge/diner with direct access via own patio into communal garden and seating area
- Nice size kitchen
- Shower room
- Two good size double bedrooms
- Communal residents lounge, laundry room and warden facilities
- Patio seating area and communal garden plus parking facilities
- Stone's throw from train station and close proximity to town centre



Colubrid Estate Agents are pleased to welcome to the market this two bedroom ground floor apartment for over 60's in a very desirable retirement complex in Stanford-le-Hope. A stone's throw away from the train station and close proximity to the town centre with the added benefit of vacant possession. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge/diner with direct access via own patio onto a well maintained communal garden and seating area, kitchen, two good size double bedrooms and a shower room. This complex offers a communal lounge for residents, laundry room and warden facilities. Externally the property has communal a well maintained garden and parking facilities.

GUIDE PRICE £220,000 - £230,000

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Shower room comprises larger than average shower, vanity wash hand basin and low level wc. Tiling to walls.

Large lounge 21'4 x 10'9 max. External door opens onto patio seating area overlooking communal grounds. Feature fireplace.

Kitchen 8'9 x 5'7 double glazed window. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, and encased oven to remain.

Bedroom one 17'5 x 9'2 double glazed window. Built in wardrobes.

Bedroom two 14'3 max x 8'8 double glazed window.

Further Details

Communal Laundry room

Sun patio seating area and communal gardens

Emergency necklace or bracelet is included with emergency pull cords in lounge, bathroom, kitchen and bedrooms.

Service Charge per annum approximately £3,500

101 year lease remaining

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

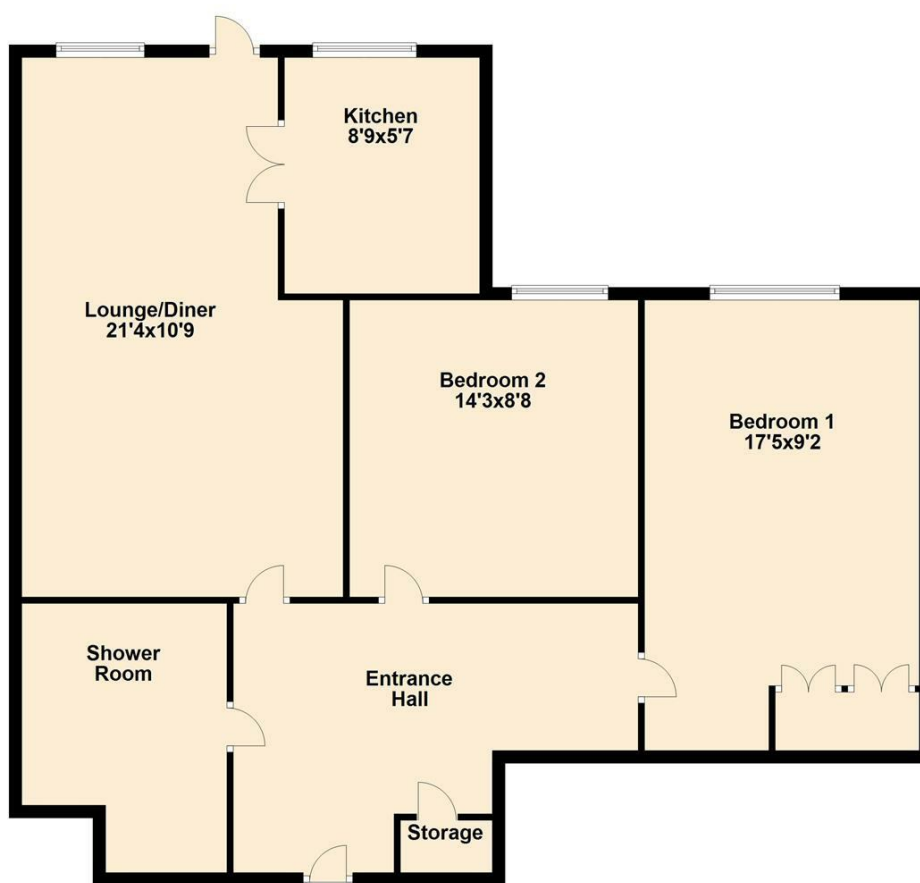
STANFORD-LE-HOPE is a small town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

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 Plan





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