



Partridge Court, Southend Road, Stanford-le-Hope

Guide Price £230,000



- A well presented and fantastic size two bedroom top floor apartment
- No onward chain
- Excellent location just 0.3 miles from Stanford-le-Hope train station
- A short walk from the town centre and local amenities
- Lovely size lounge/diner with Juliette balcony
- Modern kitchen
- Modern bathroom and en-suite shower room
- Two double bedrooms
- Gated parking facilities accessed by code entry with allocated parking space
- Long lease of approximately 105 years remaining



Colubrid Estate Agents are pleased to welcome to the market this well presented and fantastic size two bedroom top floor apartment being sold with the added benefit of no onward chain. This property is ideally located just 0.3 miles from Stanfor-le-Hope train station and a very short walk to town centre and local amenities. Accommodation boasts an entrance hallway with secure intercom entry system, access to loft space and storage cupboards, lovely size lounge/diner with Juliette balcony, modern kitchen, modern bathroom and two double bedrooms with the master boasting an en-suite shower room. Externally the property has gated parking facilities accessed by code entry with an allocated parking space. This property also benefits from a long lease of approximately 105 years remaining.

GUIDE PRICE £230,000 - £250,000.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Part boarded loft with ladder and light to remain. Two storage cupboards.

Bedroom one 12'0max x 11'3 double glazed window.

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

Bedroom two 12'4 x 8'7 double glazed window plus Velux double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and low level wc. Part tiling to walls. Heated towel rail.

Kitchen 9'6 x 7'1 double glazed window. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Bosch oven, four ringed gas hob and extractor hood to remain. Space for other appliances. Velux double glazed window.

Lovely size lounge 13'5 x 12'0 French double glazed doors open onto "Juliette" style balcony. Wooden style flooring. Coved ceiling.

The property also has one allocated parking space marked number 6.
Gated parking with code access.

Further Details:

Length of Lease: Approximately 105 years remaining.

Annual Ground Rent: £200.00

Service Charge: Paid 6 monthly £400.00

Annual Building Insurance: £400.00

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.



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.



Floor Plan



