



Augusta Road, Stanford-le-Hope

Guide Price £265,000



- A beautifully presented and fantastic size two bedroom top floor apartment
- Constructed in 2015 by the reputable Barratt Homes
- Long lease of approximately 146 years remaining along with just under a year's NHBC warranty
- Located on the always sought after "Maple Park" development
- Just 0.4 miles from Stanford-le-Hope train station, easy reach of St Clare's School and close proximity of town centre with local amenities
- Beautiful open plan lounge/kitchen/diner with its own balcony providing glorious views
- Modern bathroom
- Two double bedrooms
- En-suite shower room
- Allocated parking



GUIDE PRICE £250,000 - £265,000.

Nestled in the heart of Stanford-le-Hope, this top floor flat is a gem waiting to be discovered. Boasting a delightful two-bedroom, two-bathroom layout, this property is a testament to modern living at its finest.

Constructed in 2015 by the esteemed Barratt Homes, this flat exudes elegance and style. With approximately 146 years remaining on the lease and just under a year's NHBC new build warranty remaining, you can rest assured that this home is a solid investment for the future.

Situated in the coveted "Maple Park" development, this residence is a mere 0.4 miles from Stanford-le-Hope train station, making commuting a breeze. Additionally, the proximity to St Clare's School ensures that educational needs are well within reach along with the town centre and local amenities all within close distance.

Upon entering, you are greeted by a spacious hallway complete with a secure intercom entry system and ample storage space. The open plan lounge/kitchen/diner are a sight to behold, with a balcony offering stunning views that are sure to impress. The modern bathroom and two double bedrooms, including a master with an en-suite shower room, provide comfort and convenience in equal measure.

To top it off, this property comes with allocated parking, adding a touch of convenience to your daily routine. Don't miss out on the opportunity to make this beautifully presented flat your new home.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 12'0 x 10'5 double glazed window. Feature wooden paneling.

En-suite comprises, shower, wash hand basin and low level WC. Part tiling to walls. LED vanity mirror to remain.

Bedroom two 11'1 x 10'0 double glazed window. Access to loft. Wardrobes to remain.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Open plan lounge/diner/kitchen 24'3 x 13'8 max. Dual aspect double glazed windows. French double glazed doors open onto balcony. Kitchen offers wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, gas hob, extractor hood, fridge/freezer and wine cooler to remain. Breakfast bar seating.

Further Details:

Top floor

Allocated numbered parking space

1 year NHBC certificate remaining

Length of Lease: Approximately 146 years remaining

Monthly Service Charge: £148.00

Ground Rent: Paid 6 monthly £137.50

Council Tax Band: C

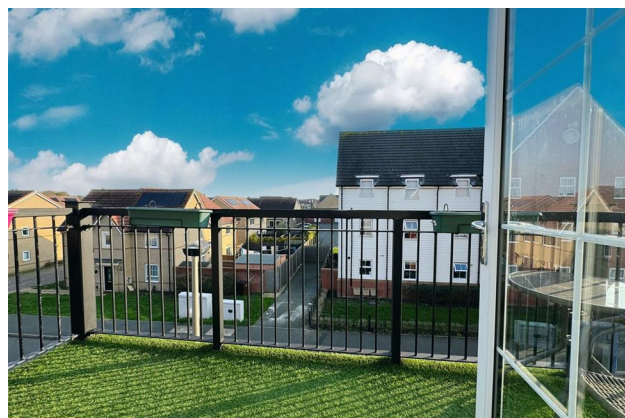
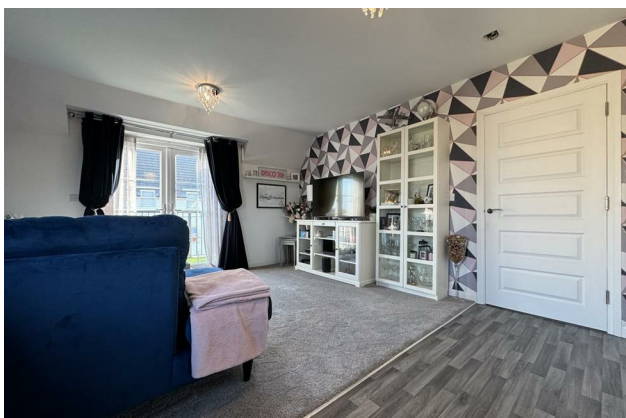
Local Authority: Thurrock

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

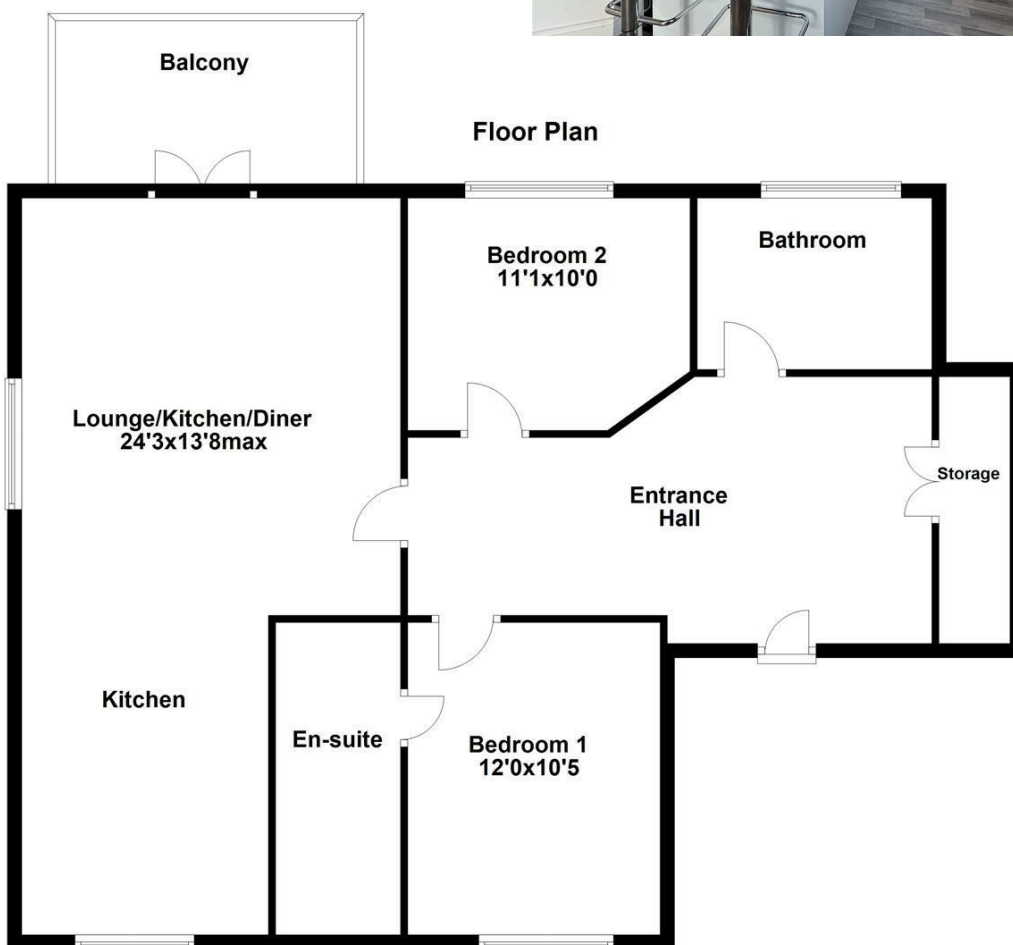


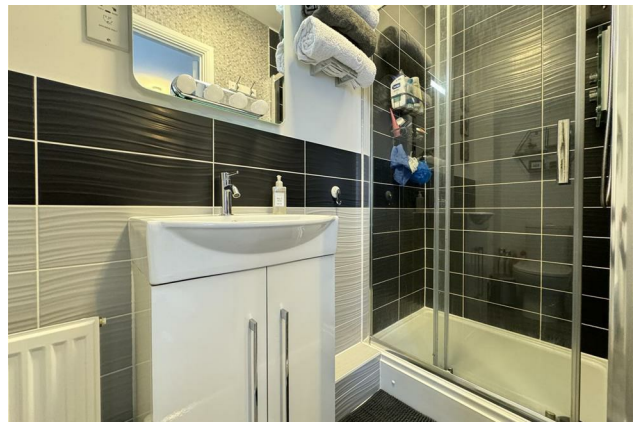
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Local Life

STANFORD-LE-HOPE is a small 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





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