



Victoria Court, Victoria Road, Stanford-le-Hope

Guide Price £200,000



- Offered for sale with sitting tenant
- Positioned close to train station and Town Centre
- Lease approx. 105 years
- Easy access to A13 road links
- Ideal property for investors
- Communal entrance door
- Entrance hall, two bedrooms, modern three piece bathroom and open plan lounge/diner/kitchen
- Allocated parking



GUIDE PRICE: £200,000 - £220,000

Lease of approx. 105 years.

Found on Victoria Road Stanford-Le-Hope, this well-presented two-bedroom flat is an excellent opportunity for investors, as it comes with a sitting tenant. The property boasts a communal entrance door leading into a welcoming entrance hall. Inside, you will find two comfortable bedrooms, perfect for relaxation or study. The modern three-piece bathroom is stylishly designed, offering both functionality and comfort. The property also has allocated parking.

The open-plan lounge/diner/ kitchen creates a spacious and inviting atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The layout maximises the use of space, ensuring that the flat feels both airy and homely.

Conveniently located, this flat is just a short distance from Stanford-Le-Hope train station, making it an ideal choice for commuters. The town centre is also nearby, providing easy access to a variety of local amenities, including shops, cafes, and recreational facilities. Additionally, the property offers straightforward access to the A13 road links, enhancing connectivity to surrounding areas.

This flat presents a fantastic investment opportunity in a desirable location, combining modern living with the convenience of local amenities and transport links. Whether you are looking to expand your property portfolio or seeking a comfortable home, this flat is certainly worth considering.

Enter the building via communal door.

Entrance hall gives access to all rooms. Wooden style flooring throughout.

Bedroom one 11'5 x 9'9 double glazed window.

Bedroom two 9'9 x 6'9 double glazed window.

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

Open plan lounge/diner/kitchen 15'1 x 14'1 double glazed window.

Kitchen offers wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances.

Further Details:

Length of Lease: Approximately 105 years remaining

Ground Rent and Service Charge : Combined annually approximately £1,400

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



