

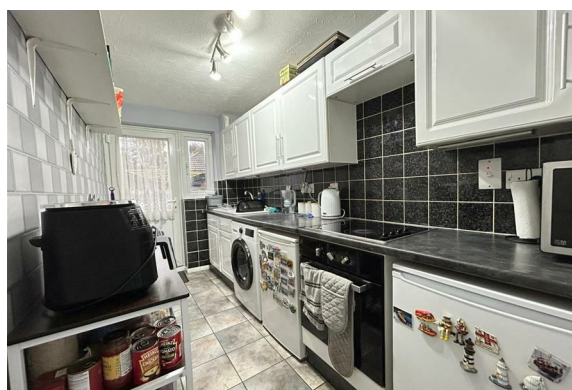


Chale Court, St. Margarets Avenue, Stanford-Le-Hope

Guide Price £185,000



- Ideal first time purchase or investment opportunity
- Ground floor one bedroom maisonette
- Close to railway station, town centre and local amenities
- Access to communal garden
- Carport parking
- Welcoming size lounge, three piece shower room double bedroom and kitchen
- Plenty of storage space
- Approximately 994 years lease remaining
- No Ground Rent or Service Charges



GUIDE PRICE: £180,000 - £200,000

Located in the charming area of Chale Court on St. Margarets Avenue, this well-presented one-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers or savvy investors. The property features a comfortable lounge, perfect for relaxation or entertaining guests, alongside a well-appointed, kitchen, double bedroom and a modern three piece shower room.

One of the standout features of this maisonette is the convenient carport parking, ensuring that you have a secure space for your vehicle. Additionally, residents can enjoy access to the delightful communal gardens, providing a lovely outdoor space to unwind.

The location is particularly advantageous, as it is situated close to the railway station, making commuting a breeze. The nearby town centre and local amenities ensure that all your daily needs are within easy reach, enhancing the appeal of this property.

With approximately 994 years remaining on the lease and no service charges or ground rent applicable, this maisonette presents a financially attractive option. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this maisonette in Stanford-Le-Hope is certainly worth considering.

Entrance hall.

Lounge 12'7 x 12'5 double glazed window. Wooden style flooring.

Inner hallway. Two storage cupboards.

Three piece shower room comprises shower, wash hand basin and WC. Tiling to walls. Tiled flooring.

Kitchen 13'1 x 5'5 external door, double glazed window. Range of wall and base mounted units with matching storage drawers.

Work surfaces housing sink drainer. Hob, and oven to remain. Space for other appliances. Tiled flooring. Part tiling to walls.

Bedroom 10'1 x 8'9 double glazed window. Fitted sliding door wardrobe. Wooden style flooring.

The property also has carport parking and access to communal gardens.

Further Details:

Approximate 994 years remaining.

No Ground Rent applicable

No Service Charge applicable

Council Tax Band:

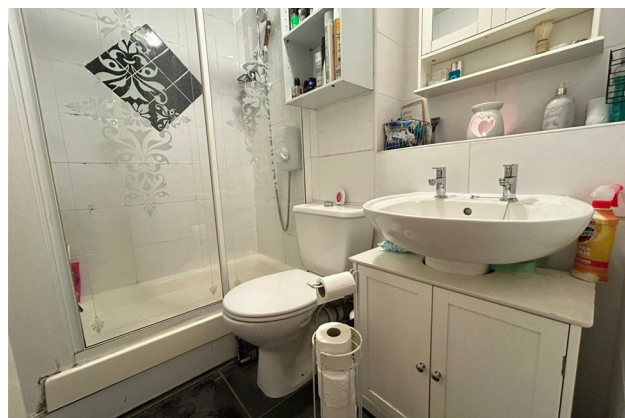
Local Authority: Thurrock

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

