



St Andrews Way, Stanford-le-Hope

Offers Over £265,000



- A well presented and fantastic size two bedroom first floor apartment
- Constructed in 2017 by the reputable Barratt Homes with NHBC warranty remaining
- Situated on the highly desirable "Maple Park" development
- Within close proximity to Stanford-le-Hope train station, town centre and St Clare's School
- Long lease of approximately 117 years
- Entrance hallway with secure intercom entry system
- Lovely size open plan lounge/kitchen/diner with glorious views over greensward
- Two good size bedrooms both with direct access to the balcony
- Well appointed bathroom
- Allocated parking and visitors parking



Nestled in the sought-after "Maple Park" area of Stanford-le-Hope is this splendid two-bedroom first-floor flat boasting excellent size living space throughout. Constructed in 2017 by the esteemed Barratt Homes, this well-presented apartment benefits from a NHBC warranty and long lease of approximately 117 years remaining, ensuring peace of mind for its new owners.

Upon entering, you are greeted by a welcoming hallway featuring a secure intercom entry system. The heart of the home is the spacious open-plan lounge, kitchen, and dining area, which boasts delightful views over the surrounding greensward, creating a serene atmosphere for relaxation and entertaining. The flat comprises two generously sized bedrooms, both of which offer direct access to a charming balcony, perfect for enjoying the fresh air.

Completing this lovely property is a modern family bathroom and the convenience of allocated parking, along with additional visitors' parking. The location is particularly advantageous, with Stanford-le-Hope train station, the town centre, and St Clere's School all within easy reach, making it ideal for families and commuters alike.

This property is not just a home; it is an opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss your chance to view this exceptional flat and take the first step towards homeownership in a desirable area.

Enter the building via secure intercom entry. Stairs lead to all floors.

Entrance hall gives access to all rooms.

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

Tiled flooring. Heated towel rail.

Bedroom one 14'0 max x 9'3. Double glazed windows. Access is given to balcony.

Bedroom two 11'5 x 8'7 max. Double glazed windows. Access is given to balcony.

Balcony 12'0 x 4'6.

The heart of the home is the spacious lounge/diner/kitchen 21'4 max x 16'6 dual aspect double glazed windows.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, gas hob, extractor hood, washing machine and fridge/freezer to remain.

The property also has numbered allocated parking space. Plus visitor parking.

Further Details:

Length of lease: 117 years remaining

Service Charge: £174.16 per month

1st floor apartment

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

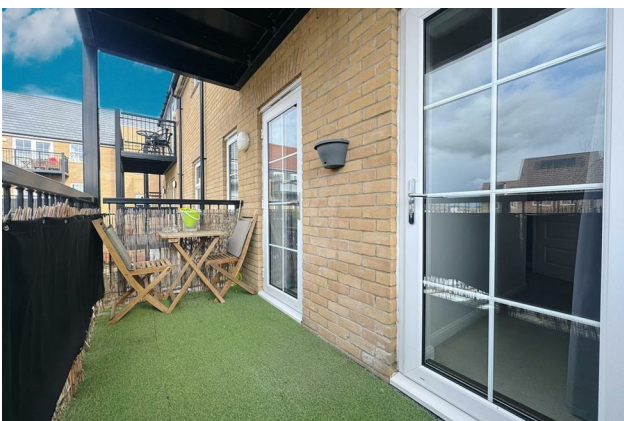
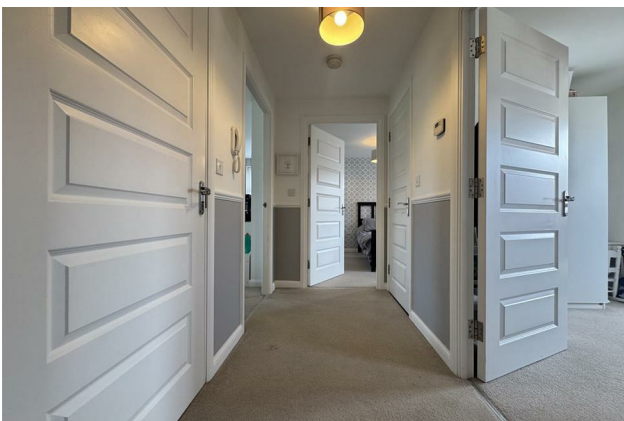
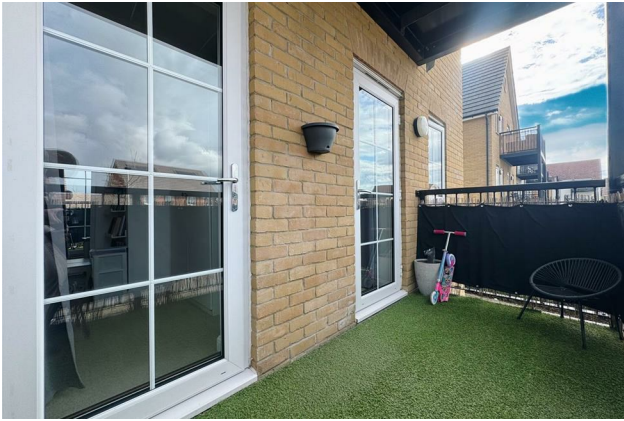
STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

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





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