



Welcome Court, London Road, Stanford-le-Hope

Guide Price £190,000



- A well presented and fantastic size one bedroom maisonette
- Newly extended lease of 151 years remaining
- Own front door with own access meaning no communal access areas
- Excellent size living space throughout
- Lovely size lounge/diner
- Modern kitchen
- Stunning bathroom
- Large bedroom
- Allocated parking and communal garden
- Excellent location just 0.1 miles from Stanford-le-Hope train station and easy reach of town centre



GUIDE PRICE £190,000 - £200,000.

Welcome to this charming one-bedroom first floor maisonette located in the desirable Welcome Court on London Road, Stanford-le-Hope. This well-presented property boasts an excellent size living space, offering a perfect blend of comfort and convenience. With its own front door, you will enjoy the privacy of a home without the hassle of communal access areas.

The spacious lounge/diner is ideal for both relaxation and entertaining, while the well-appointed kitchen provides a functional space for culinary pursuits. The stunning bathroom adds a touch of luxury, and the generously sized bedroom ensures a restful retreat at the end of the day.

This maisonette comes with the added benefit of a newly extended lease, boasting an impressive 151 years remaining, providing peace of mind for future ownership. Additionally, the property includes allocated parking and access to a communal garden, perfect for enjoying the outdoors.

Situated just 0.1 miles from Stanford-le-Hope train station, this location offers excellent transport links, making it an ideal choice for commuters. The town centre is also within easy reach, providing a variety of shops, cafes, and amenities.

In summary, this delightful maisonette presents a wonderful opportunity for first-time buyers or those looking to downsize, combining spacious living with a prime location. Do not miss the chance to make this lovely property your new home.

Enter the property via door to front.

Stairs lead to first floor accommodation.

Landing gives access to all rooms.

Bathroom comprises double ended bath fitted with Triton shower and glass splash screen door. Vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window. Heated towel rail.

Bedroom 12'6 x 12'5 double glazed window. Fitted wardrobes. Storage cupboard.

Kitchen/diner 17'0 x 5'5 wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Space for appliances including space for freestanding cooker. Wooden style flooring flows into dining area. Loft access.

Large lounge 14'2 x 10'4 two double glazed windows to front. Coved ceiling. Storage cupboard.

The property also has communal garden and allocated parking plus visitor parking

Further Details:

Length of Lease: Approximately 151 years remaining

Service Charge: £1,500 per annum

Ground Rent: N/A

Freeholder: G and O Property Services Ltd

Council Tax Band: B

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 town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

Stanford Le Hope railway station is on the C2C London, Tilbury and Southend line taking approximately 45 minutes to London 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



