



Cedarwood Court, Southend Road, Stanford-le-Hope
£250,000



- No onward chain
- A beautifully presented and fantastic size two bedroom second floor apartment
- Constructed in 2017 with a long lease of approximately 116 years remaining
- Excellent size living space throughout
- Inviting entrance hallway with secure intercom entry system
- Lovely size open plan lounge/kitchen/diner with Juliette balcony and feature window shutters
- Beautiful bathroom and stunning en-suite shower room
- Two nice size bedrooms both with their own Juliette balconies and feature window shutters
- Allocated parking
- Excellent location just 0.2 miles from Stanford-le-Hope train station and close proximity to town centre



Nestled in the desirable Cedarwood Court on Southend Road, Stanford-le-Hope, this splendid second-floor flat offers a perfect blend of modern living and convenience. With no onward chain, this property is an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you are greeted by a spacious and inviting hallway, complete with a secure intercom entry system for added peace of mind. The heart of the home is the generous open-plan lounge, kitchen, and dining area, which is bathed in natural light and features a charming Juliette balcony, perfect for enjoying a morning coffee or evening relaxation. The stylish window shutters add a touch of elegance to the space.

This well-presented apartment boasts two comfortable bedrooms, each with their own Juliette balconies and feature window shutters, allowing for a bright and airy atmosphere. The master bedroom is particularly impressive, featuring a luxurious en-suite shower room that enhances the overall appeal of the property. A beautifully appointed family bathroom completes the accommodation, ensuring ample facilities for residents and guests alike.

Constructed in 2017, this flat benefits from a long lease of approximately 116 years remaining, providing peace of mind for future ownership. The location is superb, situated just 0.2 miles from Stanford-le-Hope train station, making commuting a breeze. Additionally, the town centre is within close proximity, offering a variety of shops and amenities to cater to your everyday needs. The property also includes allocated parking, a valuable asset in this bustling area.

In summary, this fantastic two-bedroom flat at Cedarwood Court is a rare find, combining modern comforts with an excellent location. Do not miss the chance to make this delightful property your new home.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Lounge/diner/kitchen 16'6 x 14'4 French double glazed doors open onto "Juliette" style balcony with shutters to remain. Double glazed window to side. Colour washed wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching storage drawer. Work surfaces housing sink drainer. Electric hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer to remain. Continuation of flooring. Smooth ceiling with spotlighting. Bathroom comprises bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Tiled flooring.

Bedroom one 16'0 x 9'1 door opens onto "Juliette" style balcony with shutters to remain.

En-suite comprises shower, wash hand basin and WC. Part tiling to walls. Tiled flooring.

Bedroom two 16'0 max x 8'2 door opens onto "Juliette" style balcony with shutters to remain.

The property also has allocated parking space.

Further Details:

Length of Lease: Approximately 119 years remaining

Ground Rent: £130.00 per month

Annual Service Charge: £1,600

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 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



