



Anthony Drive, Stanford-le-hope

£1,500 Per Calendar
Month



- Available now
- Three bedroom semi detached property
- Garage
- Two reception rooms/downstairs bedroom
- Large kitchen with dining area
- Three piece bathroom suite
- Enclosed rear garden
- Gable Hall catchment area
- Close to local amenities



Available Beginning of September !! Three bedroom semi detached property. Two reception rooms, kitchen with dining area. Enclosed rear garden. Please call 01375 360 031 to arrange a viewing

Disclaimer- Photos were taken prior to current tenancy.

Entrance porch to front aspect. Entrance hall commences with stairs leading to first floor landing.
Kitchen. Wall and base mounted units. Stainless steel sink drainer with mixer tap. Tiling to splash backs. Work surfaces house stainless steel sink drainer with mixer tap. Spaces for appliances. Extractor fan over. Wall mounted gas boiler. Window to side aspect.
separate dining area. External door to rear garden.
Two reception rooms.
First floor landing is home to three bedrooms and family bathroom.
Three piece bathroom suite comprises, panelled bath, shower over, wash hand basin & low level WC. Tiling to walls.
Rear garden is enclosed by fencing to boundaries. Patio seating area. The remainder is lawned.

Council Tax Band: C
Local Authority: Thurrock

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

TENANCY FEES
1 Weeks Holding Deposit

SECURITY DEPOSIT
Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.
Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.
This covers damages or defaults on the part of the tenant during the tenancy.

OTHER FEES
Complete cost of any lock or fee replacement plus £15 per hour administration charge.
Change of contract or tenancy variation £50
Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION
Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

PROPERTY MANAGEMENT
All our properties are managed by Property Stop, and not ourselves. For more information visit www.property-stop.com



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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.



