



Gordon Road, Corringham

Guide Price £140,000



- Ideal first time purchase
- Studio flat located in sought after area, close to A13/M25 road links
- Approximate 120 year lease
- Communal parking
- Modern throughout
- Balcony
- Close to Stanford-le-Hope railway station
- Secure entry code, entrance hall, good size lounge/bedroom, kitchen and three piece shower room
- Garage in block



GUIDE PRICE £140,000 - £160,000

Nestled in the desirable area of Gordon Road, Corringham, this charming studio apartment presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned lounge/bedroom, providing a versatile space that can easily adapt to your lifestyle. The kitchen is functional and ready for your culinary adventures, while the three-piece shower room offers modern convenience.

With an approximate 120-year lease, this studio is not only a comfortable living space but also a sound investment. The secure entry code ensures peace of mind, and the communal parking facilities add to the convenience of urban living. A delightful balcony provides a perfect spot to enjoy your morning coffee or unwind after a long day.

Location is key, and this property does not disappoint. It is ideally situated close to the A13 and M25 road links, making commuting a breeze. Additionally, Stanford-le-Hope railway station is just a short distance away, offering easy access to London and beyond.

For those seeking extra storage or a space for hobbies, the garage in the block is a valuable addition. This studio apartment is a rare find in a sought-after area, making it an ideal choice for anyone looking to step onto the property ladder. Don't miss the chance to make this delightful home your own.

Enter the building via secure entry code.
Entrance hall gives access to all rooms. Storage cupboard.

Shower Room comprises shower, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Open plan lounge/bedroom 15'0 x 12'8 gives access to balcony. Coved ceiling.

Kitchen 11'5 x 7'10 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink. Hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring.

Garage located within a block
The property also has access to communal parking.

Further Details:

Length of Lease: 120 years remaining
Annual Ground Rent: £10.00
Service Charge: £151.00 paid quarterly
Freeholder: tbc
Council Tax Band: A
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.

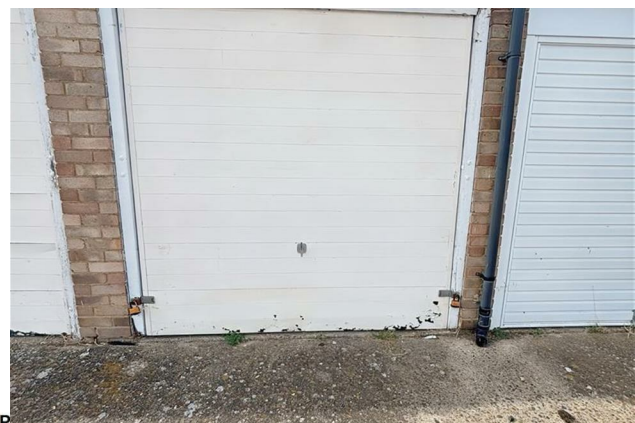
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Local Life

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



Floor Plan



