



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024.



## Runnymede Court, Runnymede Road, Stanford-le-Hope, Essex, SS170NR £199,995

- Stunningly Impressive 1 Bedroom Split Level Home
- Communal Garden & Parking
- 150 + Year Lease remaining
- Train Station ( C2C ) Next to Development
- Close to Shops, Pubs, restaurants
- Great opportunity for Home Buyers & Buy to Let Landlords.
- Gas Heating & Double Glazing
- Own direct entrance door at ground level.



## THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 77                      | 77        |
| (56-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107  
Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



A beautiful collaboration of impressive styling & specification, split level layout, own direct entrance, next to Train Station ( c2c) close to shops. Gas Heating, Upvc Double glazing, Parking, Over 150 Years Extended Lease. E.P.C rating ( C ). Communal Garden. Great Home Buy or Buy to Let !

Ground floor Entrance Lobby & Stairs 4'3" x 2'11" (1.3m x 0.9m)

Access via UPVC double glazed exterior door, directly from external. Wood style flooring, Carpeted staircase to 1st floor Landing

Landing

Presented with fitted carpet, smooth finish ceiling, radiator and gives access to lounge and bathroom.

Lounge 17'9" x 10' < 12'5" (5.4m x 3.05m < 3.78m)

Stunning lounge design, presented with U.P.V.C double glazed windows with feature bay design, complimented with smooth finish ceiling, extending to feature height, low energy inset down lighting, fitted carpet, radiator heating, carpeted staircase leading to bedroom and understairs storage. Access to the Kitchen.

Kitchen 8'10" x 5'4" (2.7m x 1.63m)

Stylish, well-appointed kitchen comprising range of fitted units with work surface and tiled feature wall design. Integrated oven and hob, plumbing for washing machine and space for fridge freezer. UPVC double glazed window to the side, cupboard housing Gas boiler ( Vaillant Eco tec Pro 24, combination boiler )

Bathroom 5'10" x 5'5" (1.78m x 1.65m)

Time to indulge a little in this beautiful bathroom, presented with white bathroom suite, complimented with feature wall, tile design, tile effect flooring, radiator heating, extractor unit and smooth finish ceiling.

Bedroom 17'8" x 16' max (5.38m x 4.88m max)

Fabulous bedroom design, impressive for size and presentation with fitted carpet, smooth finish ceiling, inset low energy lighting and radiator heating.

Heating Type

Gas boiler ( Vaillant Eco tec Pro 24, combination boiler ) & Radiators

Glazing type

UPVC Double Glazed windows

Lease Information

Approx 150 + years remaining We understand the lease has been extended and solicitors to provide full details . Service Charge : £403 per annum approx. Ground Rent : £75 per annum approx. ( Solicitors to provide full info of service charges / ground rent )

Garden

We understand there is a communal garden

Parking

We understand there is a residents car park ( Full details to be provided )

Location

See map for fuller information and appreciation of how well positioned this property is for such a wide range of facilities/ amenities including a Train Station for London / Southend Bound literally next to this great development. Also very close by is the local shopping parade with selection of pubs/ restaurants & take aways, a Tesco & Co-operative store, as well as nature walks & park style areas. Road links conveniently close too for A13/ M25 users. For serious shoppers and leisure seekers Intu Lakeside within easy reach too as is access to London.

