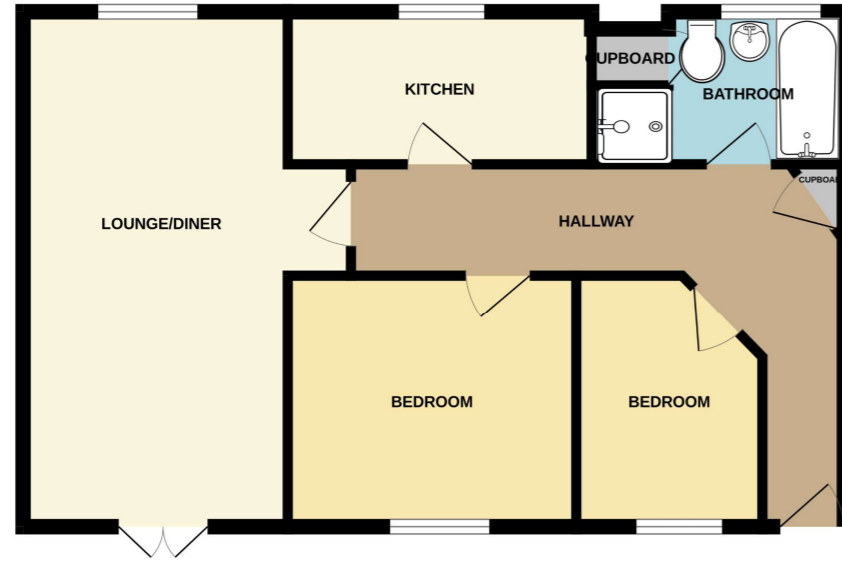


621 sq.ft. (57.7 sq.m.) approx.



PARTRIDGE COURT
 TOTAL FLOOR AREA - 621 sq.ft. (57.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Southend Road, Stanford-le-Hope, Essex, SS17 0PL | Offers In Excess of: £230,000

- New kitchen & bathroom (fitted 2023)
- Approx 103 years lease remaining
- Ground floor apartment
- Fantastic condition
- Delegated parking
- Gas radiator heating



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

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Benefitting new kitchen and bathroom (both 2023) is this refurbished two bedroom ground floor apartment with delegated parking via automated gates and is a stone's throw from the High Street and C2C station. EPC C.

Entrance Hall:

Radiator. Wood effect flooring. Built-in storage cupboard. Doors to:

Lounge/Diner: 19'9" (6.02) x 10'2" (3.1) + door recess. Double glazed window to side. Double glazed French doors to Juliet balcony. Two radiators. Fitted carpet.

Kitchen: 11'7" x 6'1" (3.53m x 1.85m)

Double glazed window to side. Radiator. Wood effect flooring. Refitted kitchen (2023). White gloss base and eye level units with contrasting work surfaces with inset stainless steel single drainer sink unit with mixer taps, inset 4 ring gas hob with electric fan oven under. Integrated fridge/freezer. Cupboard concealing wall mounted combi boiler (2023).

Bedroom 1: 11'1" x 9'9" (3.38m x 2.97m)

Double glazed window to side. Radiator. Fitted carpet.

Bedroom 2: 9'8" (2.95) max x 7'2" (2.18) max.

Double glazed window to side. Radiator. Fitted carpet.

Bathroom:

Double glazed window to side. Heated towel rail radiator. Wood effect flooring. Refitted bathroom (2023) benefiting both bath and walk-in shower, comprising: panelled bath with mixer tap and shower attachment, walk-in shower cubicle, pedestal wash hand basin with mixer tap and low flush wc. Built-in cupboard.

Parking:

Delegated parking for one vehicle accessed via automated gates.

Lease:

We understand there is approximately 103 years remaining on the lease. We understand from the Vendor that the ground rent is £200 p/a and the service charge is £396.25 for 6 months, buyers are to check with their legal representative.

Agents Note:

We would advise that the property is currently let on an assured shorthold tenancy @ £1,100 pcm until March 2025, therefore would suit an investor buyer or be vacant possession at this time.

