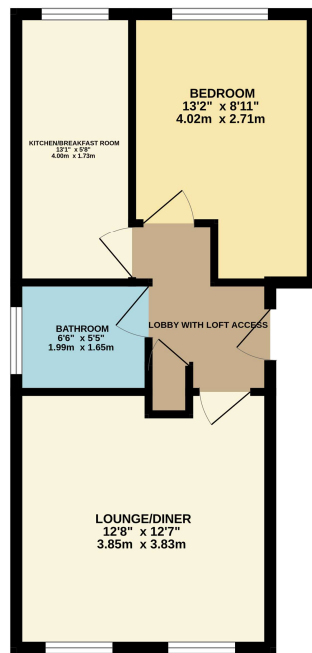


GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA - 416 sq.ft. (38.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing, 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 for 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 | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 60 | 75 |
| EU Directive 2002/91/EC | | |

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ESTATE AGENTS



St. Margarets Avenue, Stanford-Le-Hope, Essex, SS17 0EW | £180,000

- 900 + year lease remaining
- Loft access + Upvc double glazing
- No ground rent/service charge
- Close to Train Station + shops
- Parking and communal garden
- No Onward Chain



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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900 + year lease, parking, communal garden and close by Train Station at this 1 bedroom first floor flat with loft access, upvc double glazing, separate kitchen/breakfast and No Onward Chain!

Communal Entrance:
With stairs to the first floor communal landing with access to our clients home and just one other property.

Entrance Lobby:
Access to loft space. Built-in cupboard housing hot water cylinder. Doors to accommodation.

Lounge/Diner: 12'8" x 12'7" (3.86m x 3.84m)
Two Upvc double glazed window to front. Well presented lounge and dining with fitted carpet and ceiling with inset lighting.

Kitchen/Breakfast Room: 13'1" x 5'8" (4m x 1.73m)
Upvc double glazed window to rear. A separate from lounge kitchen/breakfast room with fitted kitchen, part tiled walls and selection of appliances to remain.

Bedroom: 13'2" max x 8'11" (4.01m max x 2.72m)
Upvc double glazed window to rear. Fitted carpet. Mirrored door wardrobe included in this well sized bedroom.

Bathroom: 6'6" x 5'5" (1.98m x 1.65m)
Upvc double glazed window to side. Wood themed flooring. White bath suite comprising: bath with shower mixer tap and splash screen, low flush wc and wash hand basin. Part tiled walls.

Loft Space:
Accessed from entrance lobby.

Parking:
We understand from our client 2 parking spaces are provided (solicitors to verify).

Communal Garden:
We understand from our client there is a communal garden (solicitors to verify).

Lease Information:
We understand from our client the lease has over 900 years remaining and there is no ground rent or monthly service charge (solicitors to verify).

