



ELMWOOD COURT SOUTHERND ROAD  
TOTAL FLOOR AREA: 555 sq. ft. (51.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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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BUT BIG ENOUGH TO SUCCEED  
IN SELLING YOUR HOME

SELL YOUR HOME WITH US >

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



### Southend Road, Stanford-Le-Hope, SS17 0GE | Guide Price: £235,000 to £255,000

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- 2 Bedroom Top floor Luxury Apartment
- Walking Distance to Train Station, Shops, local Pub/restaurants and Park
- Stylish Bathroom & Ensuite Shower room
- Allocated Parking



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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Luxury 2 bedroom top floor apartment with 119 year lease , for stylish, ready to enjoy living. This outstanding home has en suite + separate bathroom, Juliet balcony, appliance equiped kitchen parking and location minutes of town shopping, train station and local pubs/restaurants.

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This 2 bedroom top floor luxury apartment presents a great opportunity for those seeking ease of a ready to enjoy home with added benefit of having train station and shops, local pubs and restaurants and local park all with few minutes walk. Internally the home offers 2 well sized bedrooms, stylish bathroom and en suite shower room. The living space, styled with open plan design to kitchen. Also Juliet style balconies giving great feel of natural light and airey space. The kitchen comes with appliances including washer/dryer, fridge/freezer, oven, hob and dishwasher. Overall a highly impressive home or buy to let purchase opportunity.

Entrance Hall: 16'1" x 3'7" (4.9m x 1.1m)

Lounge/Dining area: 12'10" x 9'8" (3.9m x 2.95m)

Kitchen Area: 7'5" x 6'11" (2.26m x 2.1m)

Bedroom 1: 16' (4.88) max x 10'9" (3.28) max

En suite: 7'4" x 4'6" max (2.24m x 1.37m max)

Bedroom 2: 12'10" max x 8'1" (3.9m max x 2.46m)

Bathroom: 7'5" x 5'11" (2.26m x 1.8m)

Allocated Parking:

Lease Information :  
119 Years remaining  
Service Charge : £141 pcm approx  
Ground Rent : £150 per Annum

