



Partridge Court, Southend Road, Stanford-le-Hope

Guide Price £220,000



- Set on the second floor of the sought-after Partridge Court development, offering a well-balanced layout and a sense of privacy away from street level
- Bright and spacious reception room with a Juliette balcony, creating an airy living space ideal for both relaxing evenings and casual entertaining
- Smartly designed kitchen with ample worktop and storage space, providing a practical and efficient setup for everyday living
- Two generously sized bedrooms, including a principal bedroom complete with a sleek en-suite shower room
- Contemporary family bathroom finished to a good standard, serving the second bedroom and guests with ease
- Welcoming entrance hallway featuring a secure intercom entry system and two useful built-in storage cupboards
- Gated development with coded vehicle access, leading to allocated residents' parking for added security and convenience
- Long lease of approximately 103 years remaining, offering peace of mind for both homeowners and investors
- Ideally positioned just moments from Stanford-le-Hope town centre, with easy access to a range of shops, cafés and local amenities
- Within a short walk of Stanford-le-Hope station, making it a strong choice for commuters seeking a straightforward route into London



GUIDE PRICE: £220,000 - £240,000

A sharp, second-floor two-bedroom apartment set within the ever-popular Partridge Court, this home delivers modern living with a side of town-centre ease and just the right amount of low-key charm. Think Juliette balcony mornings, sleek interiors and a location that keeps your commute comfortably on track.

Inside, the space is well-proportioned and thoughtfully arranged, with a welcoming entrance hallway featuring secure intercom entry and excellent built-in storage. The bright lounge/diner is made for both unwinding and entertaining, complete with a Juliette balcony that brings in plenty of light. The kitchen is smartly fitted and highly practical, offering everything you need without fuss.

There are two well-sized bedrooms, including a principal bedroom with its own en-suite shower room, while a stylish family bathroom serves the rest of the apartment.

Residents benefit from gated, code-access parking with an allocated space—secure, simple and convenient.

Positioned moments from the heart of Stanford-le-Hope, you're within easy reach of local shops, cafés and everyday essentials, while the station is just a short stroll away for a seamless journey into London.

With a long lease of 103 years and immaculate presentation throughout, this is a ready-made home or investment that ticks all the right boxes.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/flat-14-partridge-court-southend-road-stanford-le-hope-ss17-0pl/5141404>

Annual Service Charge: £811.00

Annual Ground Rent: £200.00

Length of Lease: 125 years remaining from new

Building Insurance approximately: £477 per annum

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Second Floor



