



## Gordon Road, Corringham

Guide Price £130,000



- Ideal first time purchase
- Studio flat located in sought after area, close to A13/M25 road links
- Approximate 120 year lease
- Communal parking
- Modern throughout
- Balcony
- Close to Stanford-le-Hope railway station
- Secure entry code, entrance hall, good size lounge/bedroom, kitchen and three piece shower room
- Garage in block



**\*GUIDE PRICE £130,000 - £160,000\***

**Chic Gordon Road studio—lounge/bedroom, sleek shower room, functional kitchen, balcony for coffee vibes, garage, secure entry, communal parking. Perfect starter pad with A13/M25 on speed dial!**

Nestled in the desirable area of Gordon Road, Corringham, this charming studio apartment presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned lounge/bedroom, providing a versatile space that can easily adapt to your lifestyle. The kitchen is functional and ready for your culinary adventures, while the three-piece shower room offers modern convenience.

With an approximate 120-year lease, this studio is not only a comfortable living space but also a sound investment. The secure entry code ensures peace of mind, and the communal parking facilities add to the convenience of urban living. A delightful balcony provides a perfect spot to enjoy your morning coffee or unwind after a long day.

Location is key, and this property does not disappoint. It is ideally situated close to the A13 and M25 road links, making commuting a breeze. Additionally, Stanford-le-Hope railway station is just a short distance away, offering easy access to London and beyond.

For those seeking extra storage or a space for hobbies, the garage in the block is a valuable addition. This studio apartment is a rare find in a sought-after area, making it an ideal choice for anyone looking to step onto the property ladder. Don't miss the chance to make this delightful home your own.



#### THE SMALL PRINT:

Length of Lease: 120 years remaining  
Annual Ground Rent: £10.00  
Service Charge: £151.00 paid quarterly  
Freeholder: tbc  
Council Tax Band: A  
Local Authority: Thurrock

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. £80 + 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.



Floor Plan



