



Augusta Road, Stanford-le-Hope

Guide Price £260,000



- Top floor living = peace, quiet, and no unexpected tap dancing overhead
- Open-plan lounge/kitchen/diner = sociable and stylish
- Immaculate condition—just unpack and start living your best life
- Two generous bedrooms (no arguing over who gets the “good one”)
- Private balcony for morning coffees or evening unwinds
- Allocated parking—your car will feel appreciated
- Approx. 145-year lease—long-term commitment without the emotional baggage
- Moments from the station—commuting just got easier
- Close to town centre—everything you need, right there
- Ideal for first-time buyers, downsizers, or investors



GUIDE PRICE - £260,000 - £270,000

Immaculate top-floor two-bedroom flat near station and town centre, featuring balcony, open-plan living, allocated parking, and long lease—ideal for commuters, first-time buyers, or savvy investors alike.

Perched proudly at the top (read: no upstairs neighbours doing midnight aerobics), this immaculate two-bedroom flat is serving style, comfort, and just the right amount of smugness. Whether you're a first-time buyer, savvy investor, or simply someone who appreciates a good balcony moment—this one ticks boxes you didn't even know you had.

Step inside and you'll find a spacious lounge/kitchen/diner that's basically the social butterfly of the home—perfect for hosting, relaxing, or pretending you're on a cooking show while making beans on toast. Throw open the doors to your private balcony and voilà—instant “I've got my life together” energy.

Location? Oh, it's a bit of a show-off. You're just moments from Stanford-le-Hope train station, whisking you directly into London Fenchurch Street—ideal for commuters or spontaneous city adventures. The town centre is also within easy reach, so your coffee, groceries, and takeaway cravings are all sorted.

Add in allocated parking (no passive-aggressive neighbour notes required) and a long lease of approximately 145 years (future you says thanks), and you've got yourself a property that's as practical as it is charming.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/40-augusta-road-stanford-le-hope-ss17-0fb/5245169>

Annual Service Charge: £1,978

Annual Ground Rent: £431.00

Length of Lease: 145 years remaining

Annual Estate Charge: £504.00

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.



