



Cedarwood Court, Southend Road, Stanford-le-Hope
£240,000



- No onward chain
- A beautifully presented and fantastic size two bedroom second floor apartment
- Constructed in 2017 with a long lease of approximately 116 years remaining
- Excellent size living space throughout
- Inviting entrance hallway with secure intercom entry system
- Lovely size open plan lounge/kitchen/diner with Juliette balcony and feature window shutters
- Beautiful bathroom and stunning en-suite shower room
- Two nice size bedrooms both with their own Juliette balconies and feature window shutters
- Allocated parking
- Excellent location just 0.2 miles from Stanford-le-Hope train station and close proximity to town centre



GUIDE PRICE £230,000 - £250,000.

Nestled in the desirable Cedarwood Court on Southend Road, Stanford-le-Hope, this splendid second-floor flat offers a perfect blend of modern living and convenience. With no onward chain, this property is an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you are greeted by a spacious and inviting hallway, complete with a secure intercom entry system for added peace of mind. The heart of the home is the generous open-plan lounge, kitchen, and dining area, which is bathed in natural light and features a charming Juliette balcony, perfect for enjoying a morning coffee or evening relaxation. The stylish window shutters add a touch of elegance to the space.

This well-presented apartment boasts two comfortable bedrooms, each with their own Juliette balconies and feature window shutters, allowing for a bright and airy atmosphere. The master bedroom is particularly impressive, featuring a luxurious en-suite shower room that enhances the overall appeal of the property. A beautifully appointed family bathroom completes the accommodation, ensuring ample facilities for residents and guests alike.

Constructed in 2017, this flat benefits from a long lease of approximately 116 years remaining, providing peace of mind for future ownership. The location is superb, situated just 0.2 miles from Stanford-le-Hope train station, making commuting a breeze. Additionally, the town centre is within close proximity, offering a variety of shops and amenities to cater to your everyday needs. The property also includes allocated parking, a valuable asset in this bustling area.

In summary, this fantastic two-bedroom flat at Cedarwood Court is a rare find, combining modern comforts with an excellent location. Do not miss the chance to make this delightful property your new home.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Lounge/diner/kitchen 16'6 x 14'4 French double glazed doors open onto "Juliette" style balcony with shutters to remain. Double glazed window to side. Colour washed wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching storage drawer. Work surfaces housing sink drainer. Electric hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer to remain.

Continuation of flooring. Smooth ceiling with spotlighting.

Bathroom comprises bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Tiled flooring.

Bedroom one 16'0 x 9'1 door opens onto "Juliette" style balcony with shutters to remain.

En-suite comprises shower, wash hand basin and WC. Part tiling to walls. Tiled flooring.

Bedroom two 16'0 max x 8'2 door opens onto "Juliette" style balcony with shutters to remain.

The property also has allocated parking space.



THE SMALL PRINT:

Length of Lease: Approximately 119 years remaining
Ground Rent: £130.00 per month
Annual Service Charge: £1,600
Council Tax Band: C
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



