



## Colman Close, Stanford-le-Hope

£250,000



- Offered for sale with no onward chain, allowing for a potentially smoother and quicker purchase process.
- Spacious two-bedroom ground floor maisonette offering the perfect balance between apartment convenience and house-like living.
- Exceptional lease length with approximately 959 years remaining, providing long-term security and peace of mind.
- No service charge and no ground rent, helping to keep ongoing ownership costs to an absolute minimum.
- Bright and welcoming lounge with direct access to the private rear garden, creating an ideal space for relaxing and entertaining.
- Private enclosed rear garden offering a rare and highly sought-after outdoor retreat perfect for summer dining, social gatherings or simply unwinding.
- Well-appointed fitted kitchen featuring ample worktop space and storage to cater for modern lifestyles.
- Two generously proportioned bedrooms providing versatile accommodation for homeowners, guests, home working or investment purposes.
- Allocated parking space ensuring convenient off-street parking directly associated with the property.
- Ideal purchase for first-time buyers, downsizers and investors alike, combining practical living space, outdoor amenities and incredibly favourable ownership terms.



## **Private Garden, Parking, No Chain... and a Lease So Long You Will Never Need to Think About It Again.**

**If you've been searching for a property that offers the best bits of a house without the maintenance that comes with one, this superb two-bedroom ground floor maisonette could be the perfect match.**

Offered for sale with no onward chain, this impressive home comes with a collection of features that buyers are constantly searching for but rarely find together. A private garden, allocated parking space, 959 years remaining on the lease, and perhaps best of all, no service charge and no ground rent. That's right – the only surprises here should be deciding where to place the furniture.

Step inside and you'll find a welcoming entrance hallway complete with a generous storage cupboard, ideal for hiding away everything from coats and shoes to those items that don't quite have a home. The spacious lounge is bright and inviting, with direct access to the rear garden, creating the perfect flow between indoor comfort and outdoor living. Whether it's summer barbecues, a quiet morning coffee or an evening glass of something chilled, the garden is ready and waiting.

The well-appointed kitchen offers ample storage and workspace, while two good-sized bedrooms provide comfortable accommodation for homeowners, guests, home workers or a growing family. A modern family bathroom completes the layout.

Outside, the private rear garden offers a wonderful space to relax, entertain or simply enjoy a little sunshine without having to share it with anyone else. The allocated parking space adds further convenience to everyday life.

Properties that combine outdoor space, practical living and exceptionally favourable lease terms are always in demand. Throw in no onward chain and costs that won't keep appearing through the letterbox, and you've got a home that's every bit as sensible as it is appealing.

A garden to enjoy, parking to appreciate and a lease that's practically forever – what's not to love?



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/18-colman-close-stanford-le-hope-ss17-8rt/5378876>

Service Charge: £0  
Annual Ground Rent: £0  
Length of Lease: 959 years remaining

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.



**Ground Floor**



