

1ST FLOOR
APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)
WHARF ROAD STANFORD LE HOPE ESSEX
TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SMALL ENOUGH TO CARE BUT BIG ENOUGH TO SUCCEED IN SELLING YOUR HOME

SELL YOUR HOME WITH US >

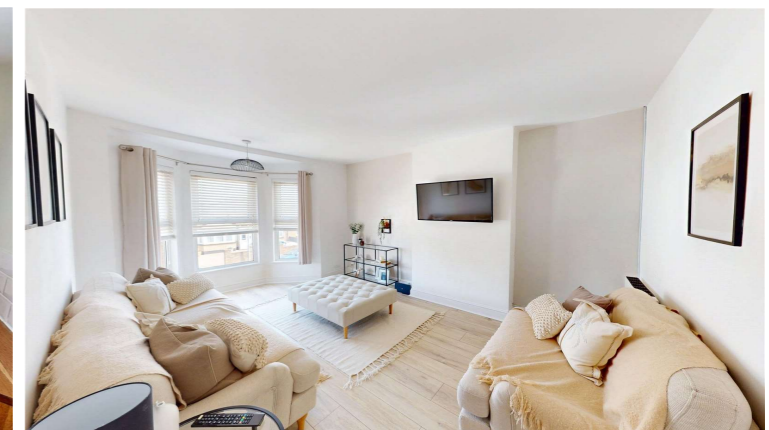
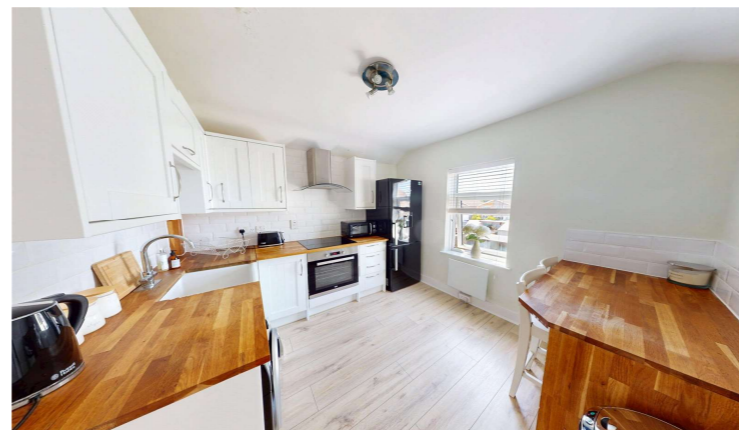
JOHNCOTTIS

ESTATE AGENTS



Wharf Road, Stanford-Le-Hope, Essex, SS17 0DY | Offers Over: £235,000

- Stunning, spacious 2 Bedroom 1st Floor Maisonette
- Minutes' walk for Train Station, perfect for London/Southend Bound commuting
- 187 Years lease, No Monthly service charge & No Ground Rent



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187 Years Lease: No Service/Ground Rent Charge !! Simply Stunning 2 bed Maisonette presented with "magazine show home look" located with Train Station a few minutes' walk away. See virtual tour and prepare to be very impressed !!!

Introducing this charming and sophisticated 2-bedroom first floor Maisonette with own direct entrance at street level, a stunning conversion of this turn of century period built dwelling, located in the heart of desirable Stanford Le Hope Essex SS17, just a short stroll to C2C Train Station, perfect for London/Southend bound commuting & leisure travel. Also local town shopping, pubs, restaurants & cafes all within short walk. For Nature lovers, open spaces and dog walks, there is fishing lake, parks & River Thames walks also close by. In addition for road users A13 towards M25 routes conveniently close as well is the London Gateway port.

The interior spec of this home is highly impressive too and boasts a bright and spacious interior, with beautiful lounge design with feature bay window styling, separate modern kitchen breakfast room, spacious bathroom, gorgeous master bedroom, well-appointed 2nd bedroom or ideal as indulgent dressing room/work from home study . At ground floor level, own direct entrance door, further separated from the cold plus additional security by additional door, opening to own entrance hall with meet and greet space alongside coats/shoes before reaching stairs to main accommodation at first floor level. Also benefits loft space.

Overall perfect for those seeking a stylish and comfortable living space. The apartment features a contemporary design with high-quality finishes throughout.

With an impressive 187 Years lease remaining having already been extended, No Monthly service charge and No Ground rent, don't miss the opportunity to make this elegant and stylish apartment your new home. Contact us today to arrange a viewing and experience the beauty of this property firsthand.

In the meantime check out our user controlled, virtual 360 walk through tour with defurnish and measuring tools.

Rooms & Dimensions :

GROUND FLOOR ENTRANCE LOBBY & RECEPTION HALLWAY:

1ST FLOOR LANDING:

KITCHEN BREAKFAST ROOM : 9'4" x 9'1" (2.84m x 2.77m)

LOUNGE : 15'3" max x 10'3" (4.65m max x 3.12m).

BEDROOM 1 : 13'5" x 10'5" (4.09m x 3.18m).

BEDROOM 2: 10' x 5' (3.05m x 1.52m).

BATHROOM: 9'7" x 5'10" (2.92m x 1.78m).

LOFT SPACE

LEASE INFO : 187 YEARS REMAINING

NO MONTHLY SERVICE CHARGE

NO GROUND RENT

(Solicitors to provide verification)

