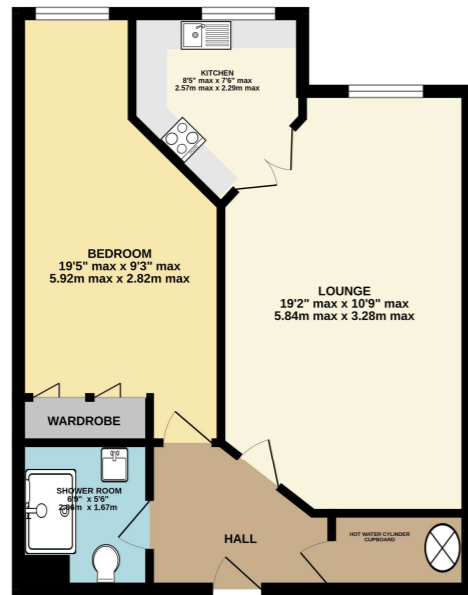


2ND FLOOR



CONRAD COURT

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with SketchUp ©2015

### 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Butts Road, Stanford-le-Hope, Essex, SS17 0JR | £125,000

- 1 Bedroom retirement/over 60's apartment
- Offered with convenience of No Onward Chain
- Communal gardens, lounge, laundry & parking
- Excellent presentation
- Heart of town, shops, cafes, pubs
- Emergency pull cord/Onsite manager



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107  
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Over 60's or if couple 60 + and 55 plus, MCarthy and Stone development 1 bed upper floor apartment located amongst Stanford Le Hope's shops, train station, bus route, local pubs, cafes, restaurants and parks. Communal lounge, parking, garden, laundry + guest suite included. Viewings available now.

#### Introduction:

A great opportunity to purchase this well presented 1 bedroom apartment specifically for residents over 60 years or in the event of a couple one must be over 60 years and the other over 55 years. This development was constructed by reputable retirement home builder "MCarthy and Stone" and includes shared spaces/facilities including communal lounge, laundry room, guest suite, communal car park and beautiful shared garden. There is both a lift and stairs available. On site there is a development manager who may be contacted from various points in an emergency, when the development manager off duty there is an emergency call system also 24hrs/365 days a year. (full details to be provided/verified by solicitors). Viewings/enquiries are welcomed without any pressure/obligation. Often upon viewing you will meet/speak to other residents or the development manager who in our experience tell of positive reviews/get together and recommending Conrad Court to friends etc. Conrad Court is located amongst Stanford Le Hopes shops, train station, parks, cafes, local pubs + restaurants, bus routes and quick road link access to the A13, London/Southend bound. Internally the home comprises a spacious lounge/diner, well presented kitchen, generous bedroom size with built-in wardrobe and well designed shower room. Overall a very well presented home with a lovely "homely" appearance ready to enjoy. We look forward to hosting/meeting you there! Please see also our 360 virtual tour for instant virtual access.

#### Entrance Hall:

Lounge/Diner: 19'2" x 10'9" (5.84m x 3.28m)

Kitchen: 8'5" (2.57) max x 7'6" (2.29) max

Bedroom: 19'5" (5.92) max x 9'3" (2.82) max

Shower Room: 6'9" x 5'6" (2.06m x 1.68m)

Communal Car Park:

Communal Garden:

Communal Lounge:

Communal Laundry:

