



**St James Avenue  
East  
STANFORD-LE-  
HOPE  
SS17 7BQ**

- Upvc Double Glazed
- Central Heating via Radiators
- Open Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Large Double Bedroom
- Modern Bathroom/Wc
- Communal Rear Garden
- Off Road Parking



**\*BRAND NEW LEASE\*** - This one double bed roomed ground floor flat is offered with a brand new 125 year lease with peppercorn ground rent and is situated in a popular residential location approximately quarter of a mile from Corringham town centre and its amenities. This spacious flat is ideal for first time buyers or investors and offers a modern open plan living accommodation and communal rear garden and viewing is recommended by vendors chosen agents.

**£185,000 Leasehold**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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The property is accessed from a communal hallway via a solid wood door front door to entrance hall with matching solid wood doors to accommodation. The spacious open plan living/kitchen area offers generous living area with Upvc double glazed french doors from dining area leading to rear garden. The modern fitted kitchen offers a range of base and wall mounted units with contrasting work surface areas and matching breakfast bar and incorporates integrated electric oven, hob and chimney extractor. The large double sized bedroom and modern bathroom with white suite comprising panelled bath with mixer shower, pedestal wash hand basin and low level wc. complete the floor plan.

The property benefits from white Upvc double glazing throughout and electric central heating via radiators and communal rear garden which is lawned with timber decked seating area and off road parking is provided via the block paved front garden area.

### **Entrance Hall:**

### **Lounge/Diner:**

15' 8" x 12' 0" (4.78m x 3.66m)

### **Fitted Kitchen:**

7' 11" x 7' 2" (2.41m x 2.18m)

### **Bedroom:**

13' 0" x 12' 5" (3.96m x 3.78m)

### **Bathroom/Wc:**

### **Communal Rear Garden:**

### **Lease Details:**

Brand new 125 year lease  
Peppercorn Ground Rent  
Maintenance - £60.00 (PCM)

All charges to be confirmed via solicitors as this is a new lease being drawn up.

### **Council Tax:**

Thurrock Council

Band B (£1587.18 per annum)

### **Disclaimer:**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

