



## Runnymede Road Stanford-le-Hope SS17 0JY

- Ground Floor Flat
- Double Glazed
- Gas Central Heating
- Kitchen
- Lounge
- Shower Room/WC
- Garage
- Low Maintenance Rear Garden



We are pleased to offer to the market this two bedroom ground floor flat which has a rear garden area and own garage. The property is situated close to Stanford Le Hope town centre and its amenities including main line station to Fenchurch Street. The property benefits double glazing and gas central heating and the accommodation comprises lounge, kitchen two bedrooms and shower room. Ideal for a first time buyer or a person looking to downsize to ground floor accommodation with garden area an early viewing is recommended.

# £225,000 Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Entrance:

Communal entrance door to own Upvc double glazed door to:

### Hallway:

Coved ceiling. Radiator. Door to:

### Lounge:

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed box bay window to front. Coved ceiling. Fitted unit with cupboard. Laminated flooring. Radiator.

### Kitchen:

8' 4" x 5' 2" (2.54m x 1.57m) Double glazed window to side aspect. Wall and base units, rolled edge worktop, gas hob, electric oven. Tiled walls and floor. Stainless steel sink drainer with mixer tap. Space for appliances.

### Shower Room/WC:

Obscured double glazed window to side aspect. Shower cubicle with shower. Low level WC. Wash hand basin with mixer tap. Cupboard under, storage cupboard. Tiled walls and floor. Mirror door to storage area.

### Bedroom One:

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to rear aspect. Coved ceiling. Fitted wardrobes over bed and side units. Mirror fronted sliding wardrobe.

### Bedroom Two:

10' 5" x 7' 9" (3.17m x 2.36m) Double glazed window and door to rear. Coved ceiling. Fitted unit. Radiator.

### Rear Garden:

Rear access to garage and storage shed. Paved garden area with artificial lawn.

### Council Tax:

Thurrock Council

Band B - £1,349.53 per annum (Before discounts, if applicable)

### Lease Details:

We are awaiting confirmation of lease details, but believe the lease has over 100 years left. Ground Rent and maintenance also to be confirmed.

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

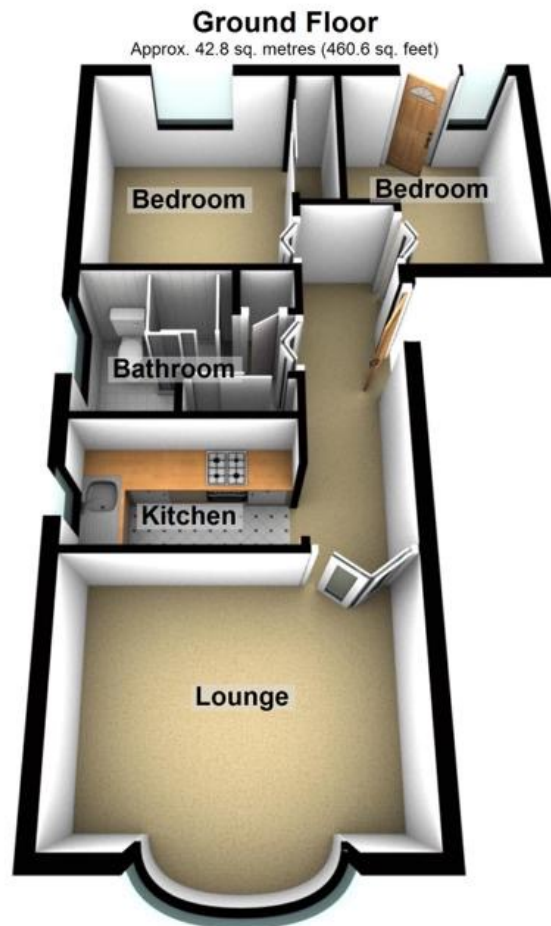
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.



Total area: approx. 42.8 sq. metres (460.6 sq. feet)

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