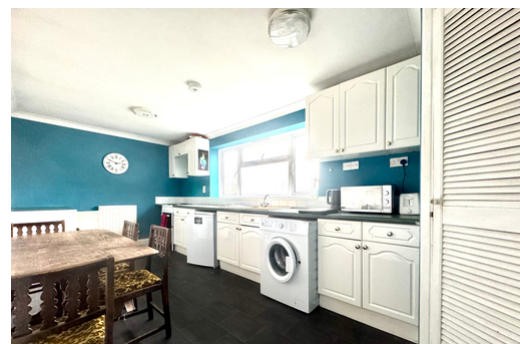




Rachael Clarke Close Stanford-le-Hope SS17 7SS

- Two Bedrooms
- Upvc Double Glazed
- Gas Central Heating
- Bathroom/WC
- Lounge
- Kitchen/Diner
- Separate WC
- No Onward Chain
- Communal Garden Area
- Close Proximity to Corringham Town Centre



**** No Onward Chain **** Connollys are pleased to offer to the market this well presented and spacious two double bedroom flat which is located close to Corringham town centre and it many amenities and is offered with no onward chain. The accommodation on offer is entrance hall, spacious lounge, large fitted kitchen/diner, two double bedrooms and modern bathroom/WC. Ideal for first time buyers or Investors. Viewing Advised.

O.I.E.O £200,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Communal Entrance:

Via security entry

Entrance:

Via composite door to:

Bedroom One:

12' 0" x 10' 0" (3.66m x 3.05m) Upvc double glazed window to front aspect. Coving to textured ceiling. Radiator. Fitted carpet.

Bedroom Two:

12' 0" x 9' 9" (3.66m x 2.97m) Upvc double glazed window to front aspect. Coving to textured ceiling. Radiator. Fitted carpet.

Bathroom/WC:

Obscured Upvc double glazed window to rear aspect. Coving to smooth plastered ceiling with inset spotlights. White suite comprises panelled bath with electric shower unit over and corner wash hand basin. Fully tiled to bath/shower area. Remainder of walls half tiled. Radiator. Ceramic tiled floor.

Separate WC:

Obscured Upvc double glazed window to rear aspect. Coving to smooth plastered ceiling. White low level WC. Walls tiled to half height. Ceramic tiled floor.

Lounge:

Upvc double glazed window to front aspect. Coving to smooth plastered ceiling. Radiator. Fitted carpet.

Kitchen/Diner:

Upvc double glazed window to rear aspect. Coving to smooth plastered ceiling. Fitted in a range of white gloss base and wall mounted units to one aspect with contrasting work surfaces and inset sink unit and tiled splash backs. Matching breakfast bar area. Space for white goods. Radiator. Spacious built in cupboard which houses boiler serving central heating and domestic hot water.

Exterior:

Lawned communal gardens . Brick built shed.

Lease Details:

125 Years Lease from 24th July 2000 - 101 Years remaining
Ground Rent/Service Charges - Approx £1449.72 Per Annum
Solicitors to confirm

Council Tax:

Thurrock Council
Band B - £1,587.18 per annum (Before discounts, if applicable)

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.