



## St James Avenue East Stanford-Le-Hope SS17 7BQ

- Electric Central Heating with Radiators
- Upvc Double Glazed
- Living Area 19' x 11'5
- Fitted Kitchen
- Integrated Oven, Hob and Extractor
- Bedroom One 15'8 x 10'
- Bedroom Two 11' x 8'5
- Modern Bathroom with Separate Shower
- Parking to Front



**\*NO ONWARD CHAIN\* \*BRAND NEW LEASE\*** - This two bedroom first 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. The property benefits from an open plan living/kitchen area, two good sized bedrooms and a spacious modern bathroom with roll top bath and separate shower cubicle. The property is ideal for investors or first time buyers. Viewing highly recommended.

# £225,000 Leasehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		57
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Entrance:

Via solid wood door to:

## Entrance Hall:

Smooth plastered ceiling with inset spotlights. Access to loft space. Radiator. Fitted carpet. Doors to rooms:

## Bedroom Two:

11' 0" x 8' 5" (3.35m x 2.57m). Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Radiator. Fitted carpet.

## Bedroom One:

15' 8" x 10' (4.78m x 3.05m). Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Radiator. Fitted carpet.

## Bathroom/WC:

11' 6" x 6' 8" (3.51m x 2.03m). Smooth plastered ceiling with inset spotlights and extractor fan. Modern white suite comprises freestanding rolled top claw foot bath. Pedestal wash hand basin and low level WC. Separate quadrant shower cubicle with dual head mains shower. Fully tiled in modern two tone ceramics. Chrome heated towel rail. Quality large ceramic tiled flooring.

## Living Area:

19' 0" x 11' 5" (5.79m x 3.48m) Living Area. Upvc double glazed window to front. Smooth plastered ceiling with inset spotlights. Radiator. Fitted carpet.

## Kitchen Area:

Upvc double glazed window to front. Fitted in a range of wood effect base and wall mounted units to three aspects with contrasting work surface areas and inset stainless steel single drainer sink unit with monobloc mixer tap. Briquette tiling to walls, between units. Integrated electric oven, ceramic hob with pull out extractor. Appliance space. Ceramic tiled floor.

## Communal Rear Garden:

Commenced by timber decked area with remainder laid to lawn with fenced boundaries. Timber shed.

## Front Garden:

Block paved providing off road parking. (for one vehicle)

## Council Tax:

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

## 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.

## 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.