



## Larkswood Road Stanford-le-Hope SS17 9DD

- Gas Central Heating
- Double Glazed
- Fitted Kitchen 11'11 x 7'5
- Two Double Bedrooms
- Modern Bathroom/WC
- Garage & Offstreet Parking
- Old Corringham Area
- Long Lease (944 Years)
- Nil Service Charge
- £15.00 Per Annum Ground Rent



Looking to downsize or a first time buyer, then look no further, Connollys are pleased to offer for sale this well presented two bedroom first floor flat which is in a block of only two and which offers spacious accommodation throughout with private front and rear garden areas and garage via own drive. The property is situated in the popular old Corringham area and close to Corringham Primary School and local shops and has a long 944 year lease no service charges and Ground Rent is fixed at £15 per annum making it also a good choice for investors also.

# £265,000 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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This well presented first floor flat benefits from its own front door, providing access to first floor hallway with accommodation comprising a comfortable sized lounge 16'4 x 10'6, two good sized double bedrooms, modern bathroom with white 3-piece bathroom suite comprising P' shaped bath with shower over, pedestal wash hand basin and low level wc. The modern fitted kitchen with white base and wall mounted units and integrated oven and hob with chimney extractor and further space for appliances finishes the floor plan of this lovely property which also benefits Upvc double-glazed windows, gas central heating, and to the exterior a private rear garden and front garden with two off street parking spaces leading to its own garage.

### **Entrance Hall:**

### **Lounge:**

16' 4" x 10' 6" (4.98m x 3.20m)

### **Fitted Kitchen:**

with integrated oven, hob and chimney extractor.

### **Bedroom:**

12' 0" x 11' 4" (3.66m x 3.45m)

### **Bedroom:**

11' 3" x 10' 6" (3.43m x 3.20m)

### **Bathroom:**

8' 8" x 4' 11" (2.64m x 1.50m)

### **Rear Garden:**

Private rear garden

### **Front Garden:**

lawned front garden area.

### **Garage:**

with drive providing off road parking for two vehicles.

### **Lease Details:**

999 years from 24 June 1969 - (944 Years Remaining ).

£Nil Service Charge

£15.00 Per Annum Ground Rent (Capped)

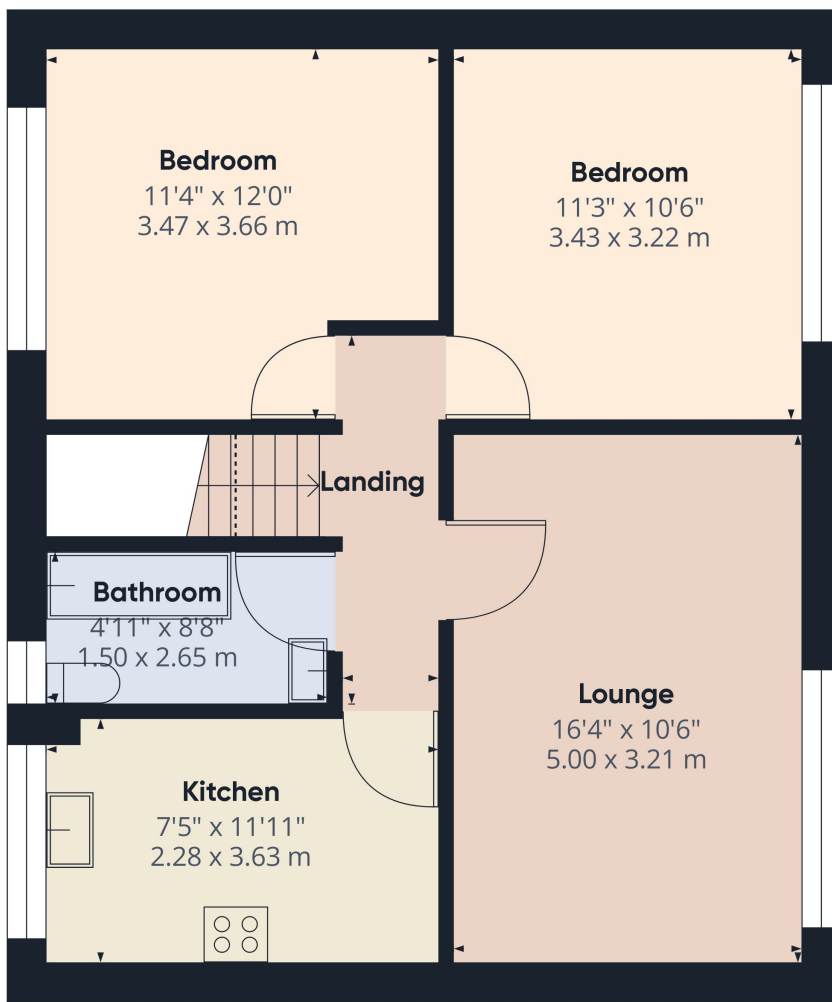
### **Council Tax:**

Thurrock Council

Band B £1,587.18 per annum (Before discounts, if applicable)(2024-2025)

### **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.



Floor 1

Approximate total area<sup>(1)</sup>

591.8 ft<sup>2</sup>  
54.98 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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