



Standford Le Hope £150,000



COMMUNAL ENTRANCE HALL

Entry phone system. Communal lounge area. Reception. Door to:

ENTRANCE HALL

Entry phone system. Built in cupboard. Fitted carpet. Power points.

LOUNGE/DINING ROOM 17' 10" x 14' 8" > 8' 8" (5.43m x 4.47m > 2.64m)

Double glazed window to front with double glazed door to garden. Night storage heater. Coving to ceiling. Fitted carpet. Power points. Feature fire surround with electric fire. Double doors to:

KITCHEN 7' 3" x 5' 8" (2.21m x 1.73m)

Double glazed window to front. Dimplex heater. Coving to ceiling. Vinyl flooring. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks. Power points.

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to front. Night storage heater. Coving to ceiling. Fitted carpet. Power points. Range of double and single wardrobes with bed recess and cupboards over. Dressing table. Built in mirror fronted wardrobes.

SHOWER ROOM

Dimplex heater. Coving to ceiling. Fitted carpet. White suite comprising of Vanity wash hand basin. Shower cubicle with shower over. Low flush WC. Tiling to walls with border tile. Airing cupboard with hot water tank.

COMMUNAL GROUNDS

Maily laid to lawn with flower and shrub beds. Gated entrance.

VISITOR PARKING

Numerous parking spaces.



5 Conrad Court, Butts Road, Stanford-Le-Hope, Essex, SS17 0JR

PROPERTY DETAILS

These details are supplied by the vendor however your legal Representative should verify as being correct. Lease: 125 years from 01/03/2003. Ground rent: £182.50 per annum. Service/Maintenance: £2040 per annum including buildings insurance and water charges.

AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		