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today on 01268 777400*



## **Oxwich Close, Stanford-Le-Hope Guide price £180,000**

Aspire Estate Agents, Stanford-le-Hope are delighted to present this fantastic two-bedroom first-floor maisonette, perfectly situated in the charming area of Oxwich Close, Corringham. Offering generous living space, practical layout, and a convenient location close to Corringham town centre, this property represents an ideal opportunity for first-time buyers, couples, or small families. Guide Price £180,000 - £200,000

Entering the maisonette, a welcoming entrance hallway provides access to all rooms, featuring a loft hatch and storage cupboard. The lounge/diner measures 20'6" x 10'7" (max) and offers a bright and open space perfect for relaxing or entertaining. The kitchen, measuring 7'2" x 6'9", is fitted with wall and base units, matching storage drawers, and work surfaces housing a sink drainer. Integrated appliances include an oven, hob, fridge/freezer, and dishwasher.

The property benefits from a practical utility room (7'0" x 4'9"), a shower room with wash hand basin and WC, and a separate WC for convenience. Bedroom one (13'9" x 10'6" max) comes with fitted wardrobes, while bedroom two (15'9" x 8'9) offers ample space and natural light.

#### Additional Information:

Lease Length: 102 years remaining

Local Authority: Thurrock

Council Tax Band: B

Service Charge: Approximately £48.83 per month

#### Location:

Corringham is a historic town overlooking the River Thames, conveniently located 7 miles from Tilbury and between Canvey Island and Tilbury Fort. The property is well-connected via the A13 and close to popular schools. Stanford-le-Hope railway station, just a short drive away, provides access to Fenchurch Street in approximately 45 minutes.

This lovely maisonette combines generous living space, practicality, and an excellent location, making it a wonderful opportunity to settle in a vibrant community.

#### Disclaimer:

Lease details, service charges, ground rent (where applicable), and council tax are given as a guide and should be verified by your solicitor prior to exchange of contracts. Measurements are approximate, and the services, systems, and appliances listed have not been tested. All verification of property details should be made through your legal representative.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.