

**To arrange a viewing contact us
today on 01268 777400**



Stanford Hall, Gordon Road, Stanford-Le-Hope Asking price £225 000

Aspire Estate Agents are pleased to offer this excellent first-floor flat, perfect for those looking to move straight in or invest as a rental property. Featuring two double bedrooms, a modern kitchen, and a contemporary bathroom, this home also boasts a bright lounge with access to a private balcony. Additional storage and appliances can be included if required.

The property benefits from a secure entry system, a garage en-bloc, ample parking, low service charges, and a long lease of over 173 years.

Location

Ideally situated close to Corringham Town Centre, where you'll find a range of local amenities including Morrisons Supermarket, Iceland, Impulse Leisure Centre, and Corringham Library. Excellent schools such as Graham James Primary, Abbots Hall, and Gifford Cross Primary are within walking distance. The Manorway nearby provides easy access to the A13 and M25 motorways. Bus stops are conveniently located nearby, offering routes to Grays, Lakeside, Basildon, and Stanford-Le-Hope Train Station. Everything you need is right on your doorstep.

Living Room: 5.30m x 3.60m (17' 5" x 11' 10")

Kitchen: 3.30m x 3.00m (10' 10" x 9' 10")

Bedroom 1: 5.00m x 3.00m (16' 5" x 9' 10")

Bedroom 2: 3.80m x 2.30m (12' 6" x 7' 7")

Bathroom:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.