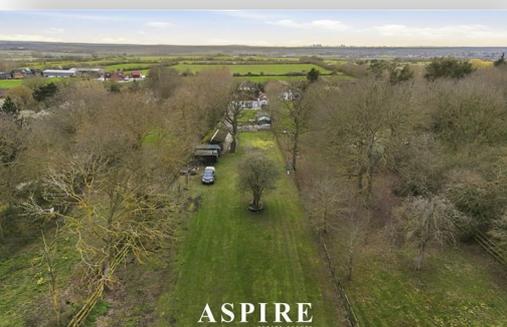


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today on 01268 777400



ASPIRE



## Lower Dunton Road, Stanford-Le-Hope Offers in the region of £300,000

Aspire Estate Agents Are Thrilled To Present This Exceptionally Spacious Two Double Bedroom Ground Floor Apartment, Ideally Situated In A Quiet And Family-Friendly Location, Yet Within Easy Reach Of The Town Centre And Excellent Transport Links Direct Into London.

This Beautifully Presented Home Boasts A Striking And Generously Sized Entrance Hall, Which Instantly Creates A Sense Of Space And Elegance. The Hall Features A Large Walk-In Storage Cupboard, Providing Excellent Practicality And Convenience For Everyday Living. Both Bedrooms Are Generous Doubles, With The Master Measuring 13'4 x 8'6 And The Second Bedroom 13'4 x 9', Complete With Fitted Wardrobes, Offering Ample Storage And Comfort.

The Living Room Is Truly Impressive, Spanning 18'6 x 11'5, With Dual Aspect Windows That Flood The Space With Natural Light. This Room Provides The Perfect Setting For Relaxing, Entertaining, Or Spending Quality Time With Family, And Offers Direct Access To The Well-Maintained Communal Garden, Allowing For Outdoor Enjoyment In A Peaceful Environment.

The Kitchen/Diner Measures 11'2 x 9'5 And Offers Ample Worktop Space Alongside Plenty Of Room For A Dining Table, Making It Ideal For Family Meals Or Hosting Friends. The Property Is Completed By A Modern Bathroom Suite With A Separate W/C, Offering Flexibility And Convenience For Everyday Living.

Externally, Residents Benefit From A Wealth Of Communal Parking, Well-Kept Gardens, And A Private Brick-Built Storage Shed, Enhancing Both Practicality And Lifestyle Appeal. Additional Benefits Include A Lengthy 115-Year Lease And Low Associated Charges, Making This A Highly Attractive Purchase Whether For First-Time Buyers, Downsizers, Or Investors.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Location And Connectivity

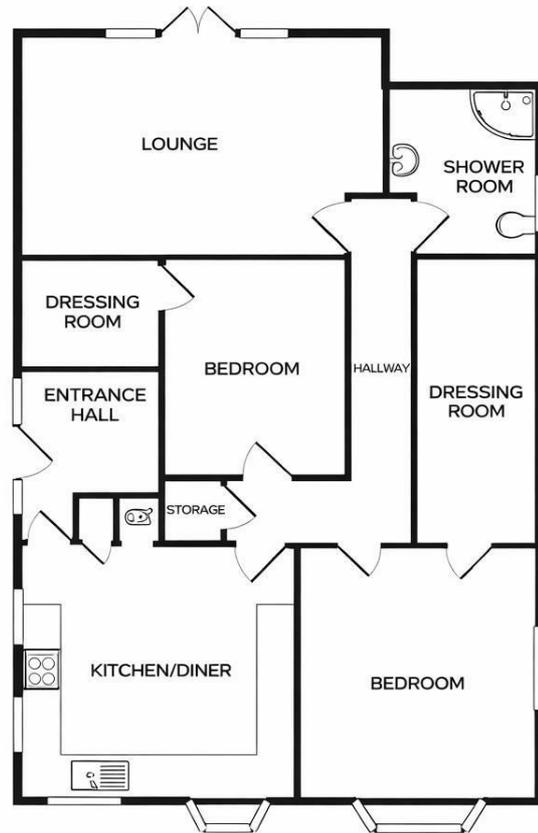
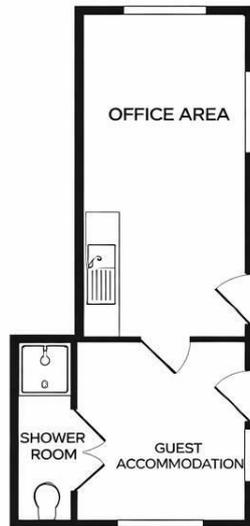
The Property Is Exceptionally Well-Located For Commuters, With Laindon Station Just 1.9 Miles Away, Stanford-Le-Hope Station 2.2 Miles, And Basildon Station 2.8 Miles, Providing Direct Rail Links Into London. The Area Also Offers Excellent Road Connections, Ensuring Easy Access To Surrounding Towns And The Wider Essex Region.

Families Will Appreciate The Variety Of Highly Regarded Schools Within Easy Reach, Including Horndon-On-The-Hill CofE Primary School (1.2 Miles), Great Berry Primary School (1.4 Miles), Lincewood Primary Academy (1.4 Miles), And Merrylands Primary School (2.1 Miles), Offering Fantastic Options For Children Of All Ages.

In Addition, The Apartment Is Conveniently Located Close To Local Shops, Amenities, Parks, And Leisure Facilities, Providing A Perfect Balance Of Peaceful Residential Living With The Convenience Of Urban Access.

Internal Viewings Are Highly Recommended To Fully Appreciate The Size, Quality, And Exceptional Location Of This Apartment. Opportunities Of This Standard Are Rarely Available And Will Surely Attract Significant Interest.

Council Tax Band: A (£1,431.54)



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.