



## 30 Runnymede Court

Stanford-Le-Hope, SS17 0NR

**Asking Price £180,000**



**CALLING ALL COMMUTERS!!** Smooth Move are delighted to offer this spacious, one bedroom first-floor flat which is in excellent condition throughout.

Located 0.2 miles from Stanford le Hope station (C2C line) and local shops this property is energy efficient with its own private front door directly from the street. It is an ideal starter home.

With modern décor, fully fitted kitchen and appliances, beautiful bathroom with bath and shower, gas central heating, parking, ample natural lighting this property is a must see!

Some furniture can be available.

\*\*Ground Rent £18.75/quarter

\*\*Service Charge £110.16/quarter

\*\*Lease length 158 years

Please call Smooth Move on 01277 600700



Entrance Hallway

Leading from the private front door and at street level, the hallway with storage space, is found at the top of the stairs. Doors to the bathroom and lounge/diner.

Lounge Diner 17' x 9'11" (5.18m x 3.02m)

Leading from the entrance hallway, a light and airy room with ample space for dining table or desk. Wood effect flooring, painted walls, radiator and two windows to front aspect, one with a bay. Attractive feature staircase leading to bedroom and door to kitchen.

Kitchen 8'10" x 5'7" (2.69m x 1.70m)

A fully fitted kitchen with modern eye level cupboards and base units with wooden work surface over. Sunken sink, fitted oven, hob and extractor, space for washing machine and fridge freezer, boiler. Window to side aspect.

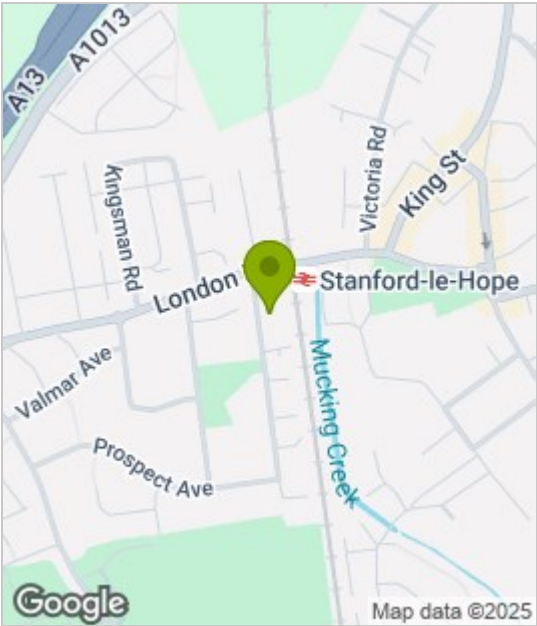
Bedroom 18'6" x 8' (5.64m x 2.44m)

Another light and airy space with galleried ballustrade over looking the lounge. Carpet, centre light point.

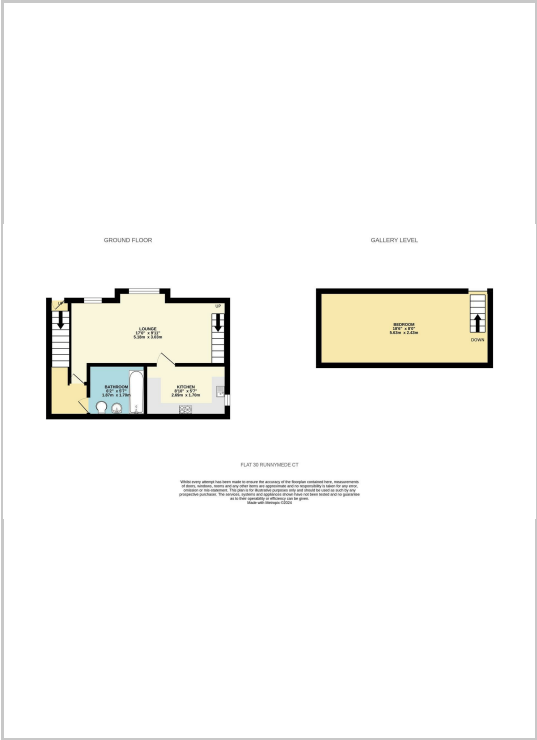
Bathroom

Fully tiled with wood effect features, bath has shower and screen over, WC, butler style wash hand basin with storage over and under. Radiator, centre light

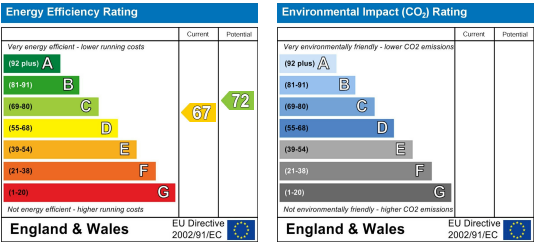
Area Map



Floor Plans



Energy Efficiency Graph



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