



Kempsters
ESTATE AGENTS

21a Copland Road
Stanford-Le-Hope SS17 0DE

2 1 1

Offers in the region of
£205,000

LONG LEASE AND NO SERVICE CHARGES. This spacious two double bedroom first floor flat is situated within easy walking distance of Stanford-Le-Hope town centre and train station. Features include gas central heating, double glazing, large lounge, fitted kitchen, bathroom, communal garden, garage plus no onward chain. 360 VIRTUAL TOUR AVAILABLE



- Gas central heating
- Double glazing
- Lounge 15'2 x 15'
- Kitchen 9'8 x 8'11`
- Bedroom one 11'11 x 10'11
- Bedroom two 13'7 x 8'11
- Bathroom
- Communal garden
- Garage in nearby block
- No onward chain

ENTRANCE HALL

Double glazed window to front, coved and textured ceiling, radiator. Stairs leading to:

SMALL FIRST FLOOR LANDING

Double glazed window to side, coved and textured ceiling, fitted carpet.

LOUNGE

15'2 x 15' (4.62m x 4.57m)

Double glazed window to front, coved and textured ceiling, large built-in storage cupboard, two radiators, power points, fitted carpet.

KITCHEN

9'8 x 8'11 (2.95m x 2.72m)

Double glazed window to side, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, gas cooker, washing machine and fridge/freezer, partly tiled walls, power points, laminate floor.

INNER HALLWAY

Textured ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, fitted carpet.

BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

13'7 x 8'11 (4.14m x 2.72m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, radiator, tiled floor.



EXTERIOR

Communal garden.

Garage in nearby block

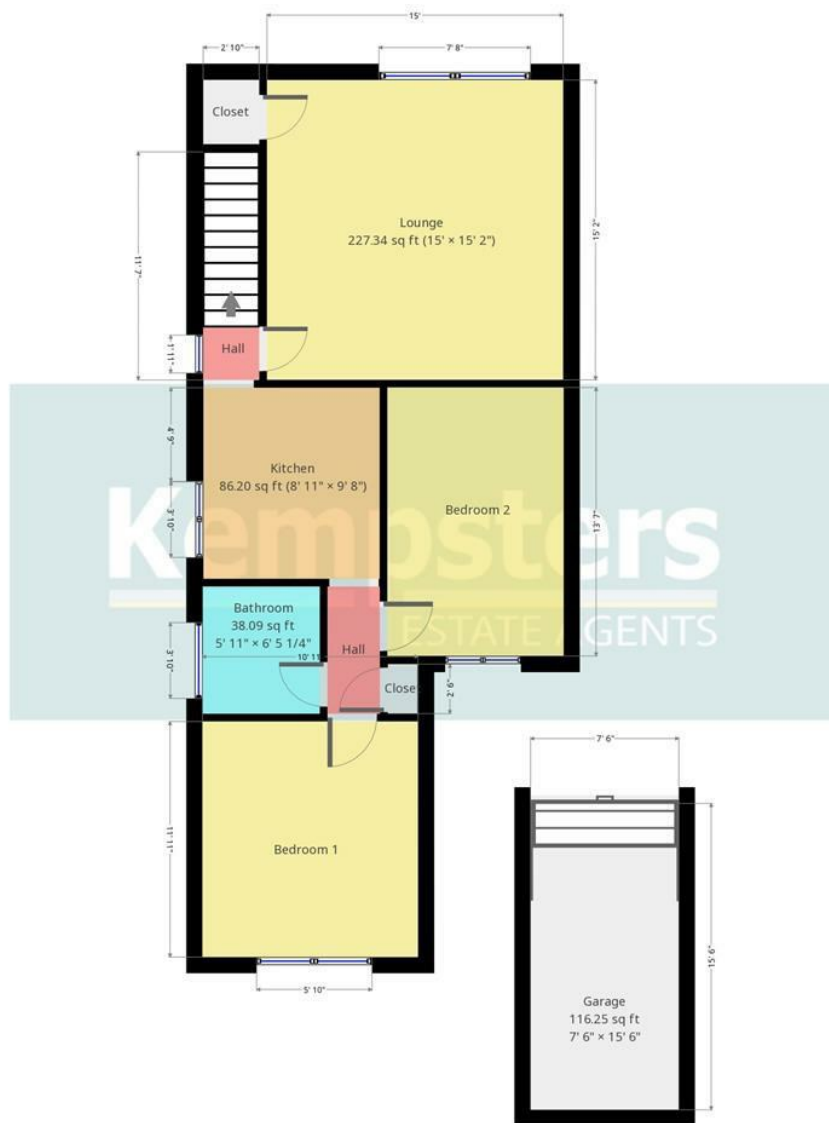
LEASE DETAILS

Approximately 144 years remaining on lease.

There are no service charges or ground rent







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G | | Very environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G | |
| 75 | 76 | 75 | 77 |
| Not energy efficient - higher running costs EU Directive 2002/91/EC | | Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |