



Kempsters

**Kempsters**  
ESTATE AGENTS

108 Lyndhurst Road  
Corringham Stanford-Le-Hope SS17 7SN



Asking price  
**£200,000**



**This spacious two double bedroomed first floor flat is situated in a great location within easy walking distance of Corringham town centre and is offered with no onward chain. Features include a spacious lounge, kitchen/diner, bathroom, communal parking and long lease of approximately 92 years.**



- No Onward Chain
- Lounge 15' x 11'8
- Kitchen/Diner 17'4 x 8'5
- Bedroom One 12' x 9'10
- Bedroom Two 12' x 9'9
- Bathroom
- Separate Toilet
- Communal Parking And Communal Garden
- Long Lease Of Approximately 92 Years



### HALLWAY

Coved and textured ceiling, entry phone, built-in storage cupboard, radiator, carpet.

### LOUNGE

15'0 x 11'8 (4.57m x 3.56m)

Double glazed window, textured ceiling, radiator, power points, laminate floor.

### KITCHEN

17'4 x 8'5 (5.28m x 2.57m)

Double glazed window, textured ceiling, range of base level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, large built-in storage cupboard, further storage cupboard housing gas central heating boiler, radiator, power points, vinyl flooring.

### BEDROOM ONE

12'1 x 9'10 (3.68m x 3.00m)

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

### BEDROOM TWO

12'0 x 9'9 (3.66m x 2.97m)

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

### BATHROOM

6'1 x 5'0 (1.85m x 1.52m)

Opaque double glazed window, textured ceiling, suite comprising bath and wash hand basin, partly tiled walls, radiator.

### TOILET

6'1 x 2'9 (1.85m x 0.84m)

Opaque double glazed window, low flush toilet, partly tiled walls.

### EXTERIOR

Communal parking and communal gardens.

### LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX



Approximately 92 years remaining on lease  
Ground rent: £10 per year  
Service charges: Approximately £1,300 per year  
Council tax: Band B



















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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (27-38) <b>F</b> 1-26 <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (40-60) <b>C</b> (20-40) <b>D</b> (10-20) <b>E</b> (1-10) <b>F</b> 0-10 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	