



Southwood Court

Stafford Avenue, HORNCHURCH.



Southwood Court
Stafford Avenue, Hornchurch
Guide Price
£300,000 - £325,000
Leasehold

- TWO BEDROOM FIRST FLOOR APARTMENT
- SITUATED 1 MILE TO GIDEA PARK ELIZABETH LINE STATION
 - EN-SUITE & FAMILY BATHROOM/WC
- CLOSE TO DAVID LLOYD LEISURE CENTRE
 - CLOSE TO ARDLEIGH GREEN PRIMARY SCHOOL, BOASTING OUTSTANDING OFSTED RATING
- OVERLOOKING BEAUTIFUL COMMUNAL GARDENS
 - ONE ALLOCATED PARKING SPACE
 - COUNCIL TAX BAND: C

Lease Remaining: 114 years approx.
Service Charges: £167.15 per month.
Ground Rent: £250 per annum.
Council Tax Band: C.



ENTRANCE VIA :

Communal entrance door to:

COMMUNAL HALL :

Stairs to all floors, personal door to:

ENTRANCE HALL :

Access to loft, storage cupboard, wood effect flooring, smooth ceiling, doors to accommodation.

BEDROOM ONE WITH EN-SUITE :

BEDROOM:

14'10 x 9'5 max.

Double glazed window to rear, fitted wardrobe with sliding door, smooth ceiling, door to:

EN-SUITE:

Suite comprising: corner shower cubicle with all mounted shower, wall mounted wash hand basin with mixer tap, low level wc with push flush. Heated towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling with inset spotlights.

BEDROOM TWO :

12'7 x 9'10.

Double glazed window to rear, radiator, smooth ceiling.

FAMILY BATHROOM/WC :

Suite comprising: panelled bath with glazed shower screen, mixer tap and wall mounted shower, wall mounted wash hand basin with push flush, integrated wc with push flush. Heated towel rail, storage cupboard, tiled flooring, part complementary tiling, smooth ceiling with inset spotlights, extractor fan.

OPEN PLAN LOUNGE/KITCHEN :

22'8 x 11'7.

Double glazed windows to rear and side, double glazed French doors to rear leading to balcony, radiator, wood effect flooring, smooth ceiling.

KITCHEN AREA:

Range of base level units and drawers with work surfaces over, inset sink drainer unit with mixer tap, integrated Zanussi oven and inset electric hob with stainless steel extractor hood over and stainless steel splash back, integrated fridge/freezer, integrated dishwasher, range of matching eye level cupboards, wood effect flooring, complementary tiled splash backs, smooth ceiling with inset spotlights.

EXTERIOR :

Communal gardens.

One allocated parking space.

AGENTS NOTE :

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform all interest parties that the vendor of this property is an associate of an Estate Agent.



BUYERS INFORMATION PACK :

Please see below the link to access the Buyers Information Pack/TA forms:

<https://res.gazeal.co.uk/#/bip-docs?appuid=9499273466a7dd8b7e283e0031653201>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Apartment

Approx. 68.4 sq. metres (736.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.3 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.





