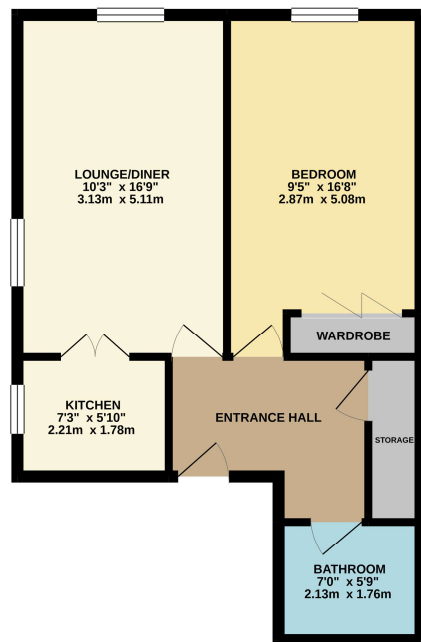


GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



CONRAD COURT
TOTAL FLOOR AREA: 502 sq.ft. (46.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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Butts Road, Stanford-le-Hope, SS17 0JR | £125,000

- Spacious retirement apartment
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- Communal facilities
- Corner position with views of garden
- Lift + Stairs
- No Onward Chain!



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View over the impressive communal garden at this large 1 bedroom retirement apartment benefitting corner position with dual aspect outlook. BENEFICIAL DIFFERENCES, BOOK A VIEWING AND SEE FOR YOURSELF.

Agents Note: Purchaser should seek verification via own legal representative for all information/content provided by Agent.

Entrance Reception: 7'11" < 5'11" x 9'7" (2.41m < 1.8m x 2.92m) Night storage heater. Wood look flooring. Entry system.

Built-in Cupboard: 7'11" x 2'6" (2.41m x 0.76m) Provides storage space and has hot water system.

Lounge: 16'9" x 10'3" (5.1m x 3.12m) Two double glazed windows. Night storage heater. Fitted carpet.

Kitchen: 7'3" x 5'10" (2.2m x 1.78m) Double glazed window. Fitted kitchen with integrated oven and hob. Refrigerator and freezer.

Bedroom: 16'8" x 9'5" (5.08m x 2.87m) Double glazed window. Night storage heater. Fitted carpet. Built-in wardrobe.

Bathroom: 7' x 5'9" (2.13m x 1.75m) Vinyl flooring. Bath suite with wc, wash hand basin and bath.

Communal Garden:

Communal Car Park:

Location: The development is located very conveniently for the Town Centre and Train Station.

General Information: We understand from our client there is a development Manager who may be contacted from apartment in an emergency. There is also a 24 hour emergency call system available. There is a bookable guest suite of which we understand is also available at the McCarthy and Stone developments should the apartment owner wish to use when available. There is an over 60's policy, however, in an event of a couple wishing to reside/purchase one must be over 60, the other over 55.

