



Kempsters
ESTATE AGENTS

Redbrook Court Lower Crescent
Linford Stanford-Le-Hope SS17 0QR

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Asking price
£165,000

This well presented one bedroom first floor flat is situated in a quiet location close to local shops and c2c train station. Features include gas central heating, double glazing, bright lounge, fitted kitchen, stylish bathroom, communal gardens, ample parking plus 144 year lease. 360 VIRTUAL TOUR AVAILABLE.



- Gas central heating
- Double glazing
- Lounge 11'9 x 10'10
- Fitted kitchen 9'10 x 5'9
- Bedroom 10'9 x 9'11
- Stylish bathroom
- Communal gardens
- Ample parking
- Extended lease of 144 years

ENTRANCE HALL

Textured ceiling, entry phone, radiator, power points, laminate floor.

LOUNGE

11'9 x 10'10 (3.58m x 3.30m)

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

KITCHEN

9'10 x 5'9 (3.00m x 1.75m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and washing machine, wall mounted gas central heating boiler, partly tiled walls, power points, tiled floor.

BEDROOM

10'9 x 9'11 (3.28m x 3.02m)

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

BATHROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, built-in airing cupboard, radiator, part tiling to two walls, tiled floor.

EXTERIOR

Well tended communal gardens, ample parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 144 years remaining on lease.

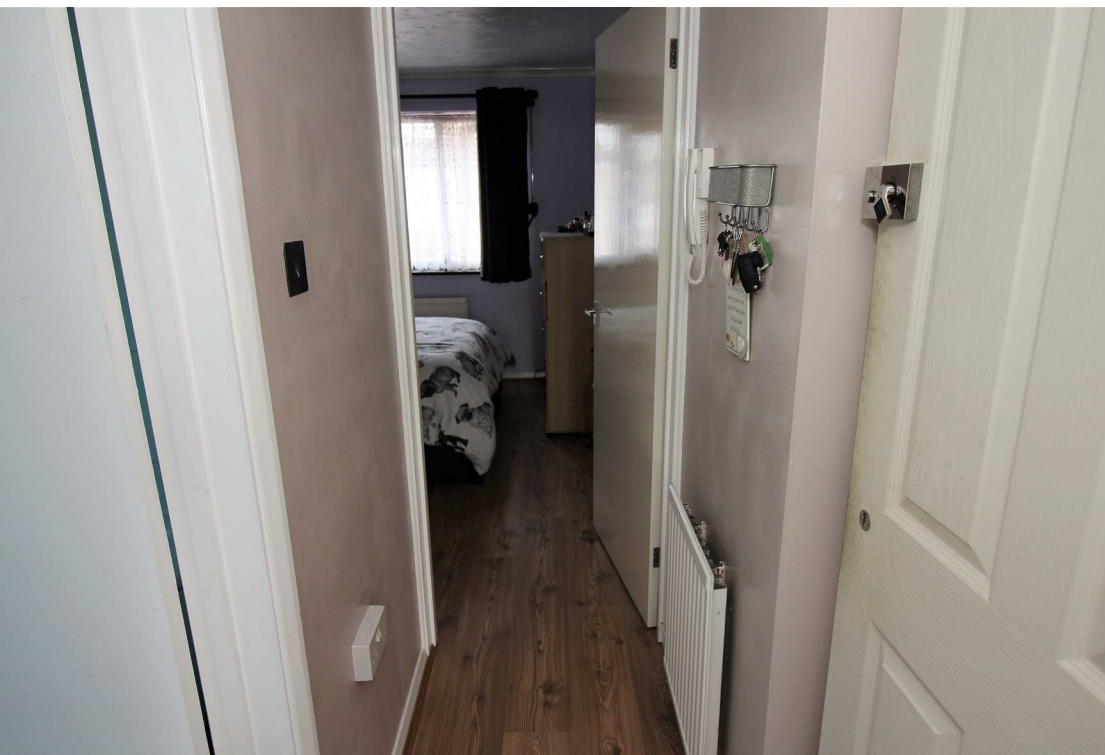
Service charges: £1098.72 per annum

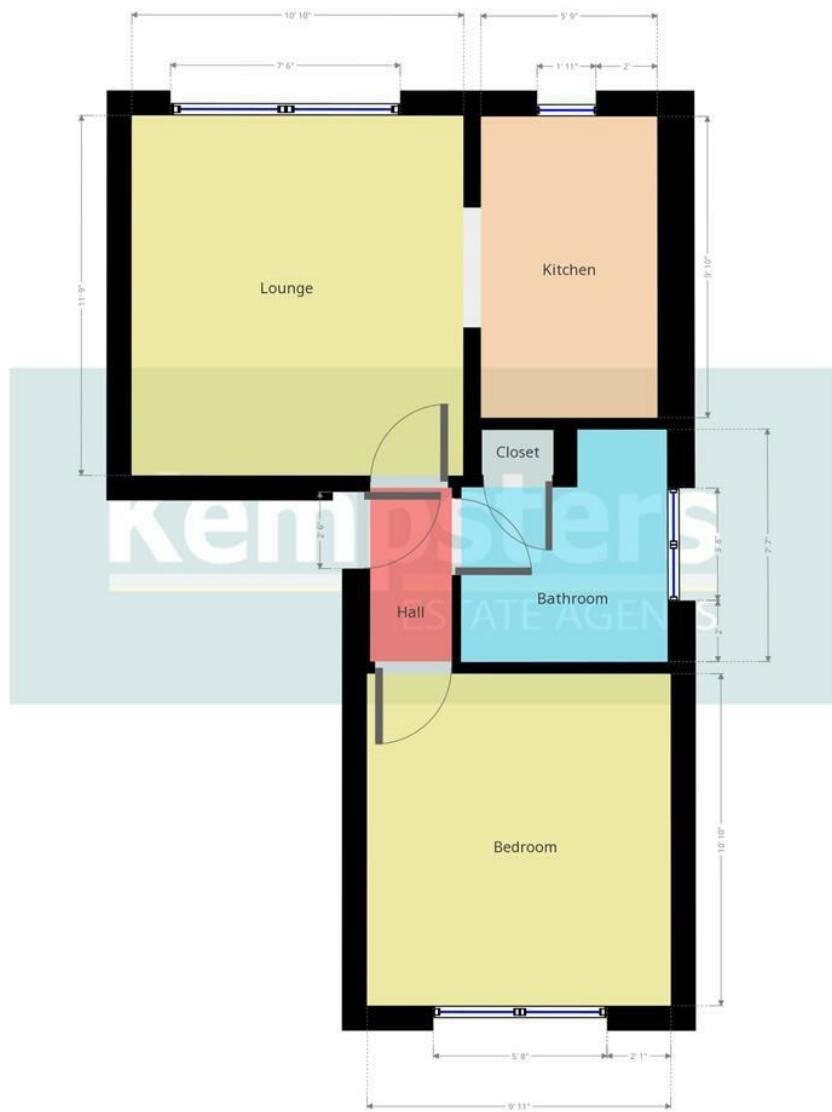
Ground rent £50 per annum

Buildings insurance £200 per annum









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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
100-91 A			100-91 A		
90-81 B			90-81 B		
80-69 C			80-69 C		
70-59 D			70-59 D		
60-49 E			60-49 E		
50-39 F			50-39 F		
40-31 G			40-31 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	