



# Runnymede Road , Stanford-Le-Hope, SS17 0JY Asking Price £350,000

Cowling & Payne presents an excellent opportunity to acquire a freehold residential investment comprising two self-contained one-bedroom apartments within a well-established and popular residential location. Both apartments benefit from private gardens and individual garages, features that continue to attract strong tenant demand and add long-term value to the asset.

Situated close to Stanford-Le-Hope town centre and the mainline railway station with direct C2C services into London, the properties are ideally positioned for commuters and working professionals. The area also benefits from convenient access to the A13 and M25, making it a consistently attractive rental location within South Essex.

Each apartment offers well-proportioned accommodation with independent access and private outdoor space, creating desirable rental units in an area where demand for one-bedroom properties remains strong. The inclusion of garages further enhances tenant appeal and provides additional practical and investment value.

The freehold ownership offers investors long-term security and control over the asset, together with future opportunities for active management and value enhancement. Stanford-Le-Hope continues to experience sustained demand within the private rented sector due to its affordability relative to neighbouring commuter towns and its excellent transport connectivity.

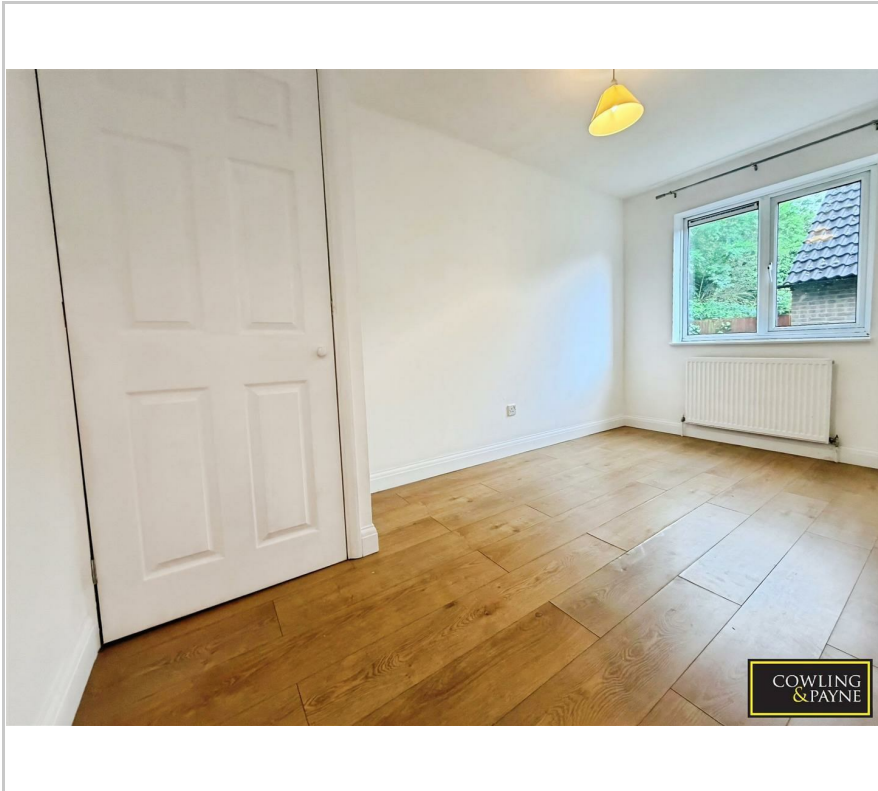
- INVESTMENT OPPORTUNITY
- TWO SEPARATE APARTMENTS
- ONE BEDROOM, ONE BATHROOM, ONE LIVING ROOM PER APARTMENT
- PRIVATE REAR GARDENS
- GARAGE
- WELL POSITIONED FOR RENTAL INCOME
- CLOSE TO MAIN LINE RAILWAY STATION
- EPC 1 = D
- EPC 2 = D
- COUNCIL TAX BAND B

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



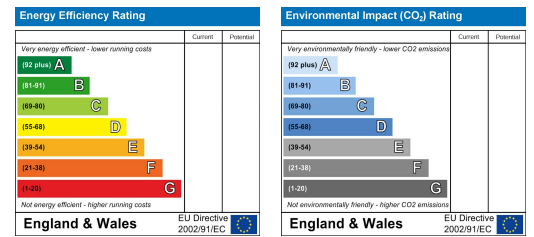
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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