



London Road, Benfleet

£170,000

home.

# 30 Sandringham Court London Road Benfleet SS7 1BD



- Over 60's Apartment
- End of chain
- Two Bedrooms
- Juliet Balcony
- Kitchen With Integrated Appliances

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033



Home Estate Agents are delighted to offer for sale this charming second floor apartment which is an ideal residence for those over 60 seeking comfort and convenience. The property features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for both rest and personalisation, allowing you to create a home that reflects your style.

The flat includes a thoughtfully designed bathroom, ensuring that your daily routines are both practical and pleasant. The location is particularly advantageous, offering easy access to local amenities, transport links, and the vibrant community that Benfleet has to offer.

This property presents a wonderful opportunity for those looking to downsize or enjoy a more manageable living space without compromising on quality. With its appealing features and prime location, this flat is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your new home.





### Entrance

Communal entrance door into communal hallway with stairs and lift to second floor. Private entrance door into:

### Hallway

Carpeted, coved cornice, storage cupboard, ceiling light, electric radiator. Doors to:

### Bathroom

Carpeted, part tiled walls, ceiling light, radiator, extractor, bath with taps and shower attachment, pedestal wash hand basin with mixer tap, shower cubicle, WC, airing cupboard, heated towel rail.

### Lounge

19'1" x 10'1"

Carpeted, Juliet balcony to rear, coved cornice, two ceiling lights, electric radiator.



### Kitchen

10'1" x 7'1"

Lino flooring, range of base units with rolled edge worksurfaces and matching wall mounted eye level units, integrated NEFF double oven, four ring induction hob with extractor hood above, sink with drainer and mixer tap, Bosch washing machine, under counter fridge and under counter freezer, ceiling light, extractor fan, electric radiator.



#### **Bedroom One**

13'7 x 9'0

Carpeted, double glazed window to rear, coved cornice, ceiling light, electric radiator.

#### **Bedroom Two**

12'1 x 6'1 > 3'11

Carpeted, double glazed window to rear, coved cornice, ceiling light, electric radiator.

#### **Externally**

The property benefits from residents parking to the rear, attractive communal gardens and communal lounge.

#### **Lease Information**

Lease 103 years remaining  
Ground Rent £450 Per Annum  
Service Charge £3,793.22 including building insurance and water charges

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

## GROUND FLOOR



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Retirement Property

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: C

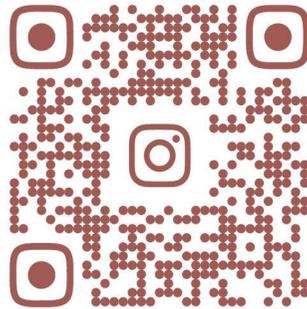
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