



London Road

Benfleet, SS7 4BY

Leasehold
Tax Band:

£175,000



IMMACULATELY PRESENTED and offered for sale with NO ONWARD CHAIN is this TOP FLOOR apartment boasting an IMPRESSIVE 20'8" OPEN PLAN LIVING AREA with modern fitted kitchen, modern bathroom with UNDERFLOOR HEATING, spacious double bedroom, allocated parking with ample visitors spaces, also benefitting from an EXTENDED LEASE.



London Road, Benfleet, SS7 4BY

Communal Entrance:

Secure telephone entry system, stairs to top floor, entrance door to flat.

Entrance Hall:

Doors to open plan living area, bedroom, bathroom, cupboard, loft access, electric heater, wood effect flooring.

Open Plan Living Area:

20'8" x 9'2" (6.30m x 2.79m)

Three double glazed windows to front, double glazed window to side, electric heater, cupboard, open plan to:-

Kitchen:

Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with glass splash-back and extractor over, space for under counter fridge and freezer, washing machine, breakfast bar with seating for 2, wood effect flooring.

Bedroom:

10'8" x 8'1" (3.25m x 2.46m)

Dual aspect double glazed windows to side and rear, electric heater, fitted wardrobe.

Bathroom:

6'6" x 5'8" (1.98m x 1.73m)

Panel bath with shower over, vanity hand wash basin, low level W/C, part tiled walls, tiled flooring, under floor heating.

Exterior & Parking:

Well kept communal gardens, allocated parking + ample visitors parking spaces.

Leasehold Information:

Years remaining: 158 Approx.

Service Charge: £1280 Per annum.

Ground Rent: Peppercorn.

Agent Notes:

Council Tax Band: B



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510



[Zoopla.co.uk](https://www.zoopla.co.uk)

[rightmove](https://www.rightmove.co.uk)

