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London Road, Benfleet Guide price £215,000

- **150+ Remaining on lease**
- **Allocated & Visitor Parking**
- **Modern fitted kitchen**
- **Great Location**
- **2 bedroom apartment**
- **Newly fitted bathroom**
- **Spacious Living room**
- **Great investment potential**

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GUIDE PRICE £215,000 - £225,000. Offered with No onward chain! is this well presented two bedroom first floor apartment with 150 year plus lease remaining. The apartment is situated in Saxon Court, just off of London Road in Benfleet, this delightful property is within easy reach of all nearby amenities including shops, schools, local park and nearby bus routes.

If you are looking for that initial step onto the ladder or even may be of interest as an investment opportunity, as it is ideal as a buy-to-let with expected projected rental income of over £11,000 per year. Located on the first floor, this wonderful apartment benefits from relatively low service charges and an allocated parking space.

Communal Hallway

Apartment hallway

Lounge

14'5 x 11'4 (4.39m x 3.45m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings, double glazed window.

Kitchen

8'9 x 7'4 (2.67m x 2.24m)

Range of eye level base units, standard light fittings, vinyl effect flooring, smooth plastered walls and ceilings.

Bathroom

7'06 x 6'9 (2.29m x 2.06m)

Newly fitted 3 piece suite comprising from toilet, shower cubical and wash basin. Smooth plastered walls and ceilings, vinyl effect flooring

Bedroom 1

14'6 x 8'2 (4.42m x 2.49m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings and UPVC double glazed window.

Bedroom 2

9'1 x 6'9 (2.77m x 2.06m)

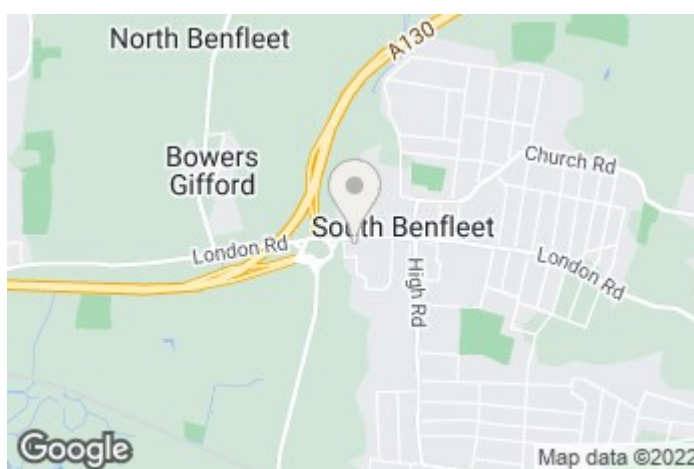
Smooth plastered walls and ceilings, fully carpeted, standard light fittings and UPVC double glazed window.

Parking

Allocated plus visitor parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.