

**To arrange a viewing contact us
today on 01268 777400**



Merrivale, Benfleet £1,250

Two Double Bedroom Apartment with its own private rear garden, The apartment is located with easy access to Benfleet High Road and is within close proximity to Benfleet Mainline train Station providing direct access to London Fenchurch street,

Property Details

Entrance Wood panelled door leading to: Entrance Hall
Stairs to leading to first floor.

Landing 13' 11" x 11' 9" (4.24m x 3.58m) Radiator, coved to ceiling with loft access, door leading to:

Lounge / Dining Room 13' 11" x 11' 9" (4.24m x 3.58m)
Double glazed window to side, feature fire place, radiator, coved to ceiling.

Kitchen 10' 9" x 8' 0" (3.27m x 2.44m) Double glazed window to side, fitted with a range of fitted base and wall mounted units, roll top work surfaces including 4 point electric hob and extractor fan, fitted oven, space and plumbing for washing machine, integrated fridge/freezer, stainless steel sink and drainer, wall mounted boiler.

Bedroom One 14' 9" x 10' 5" (4.49m x 3.17m) Double glazed window to front, radiator, wood effect flooring.

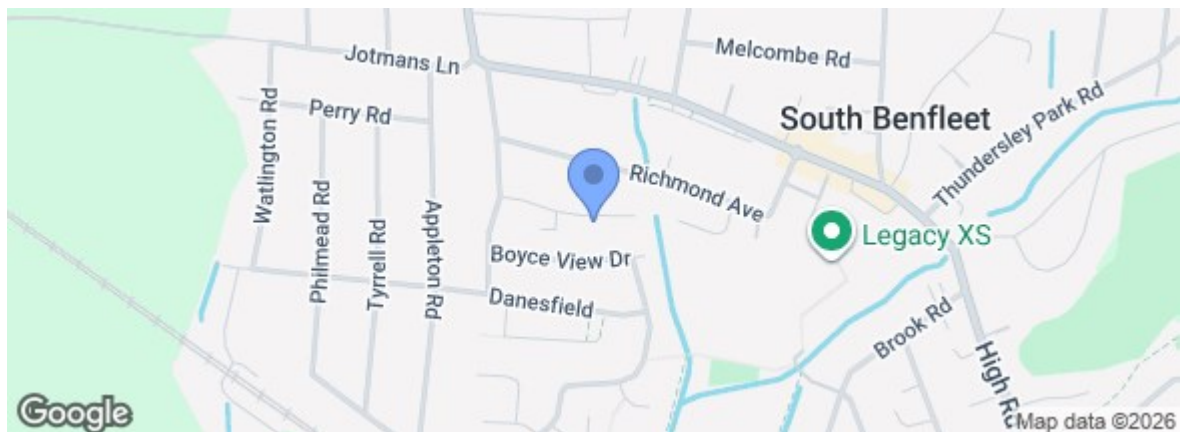
Bedroom Two 11' 8" x 10' 6" (3.55m x 3.20m) Double glazed window to front and side, radiator, wood effect flooring.

Bathroom 7' 2" x 6' 3" (2.18m x 1.90m) Obscured double glazed window to rear, pedestal wash hand basin, Walk in Shower, low level WC, tiled walls, radiator

Private Garden Seating area, remainder laid to lawn, gated side access.

Council Information Castle Point Borough Council B

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.