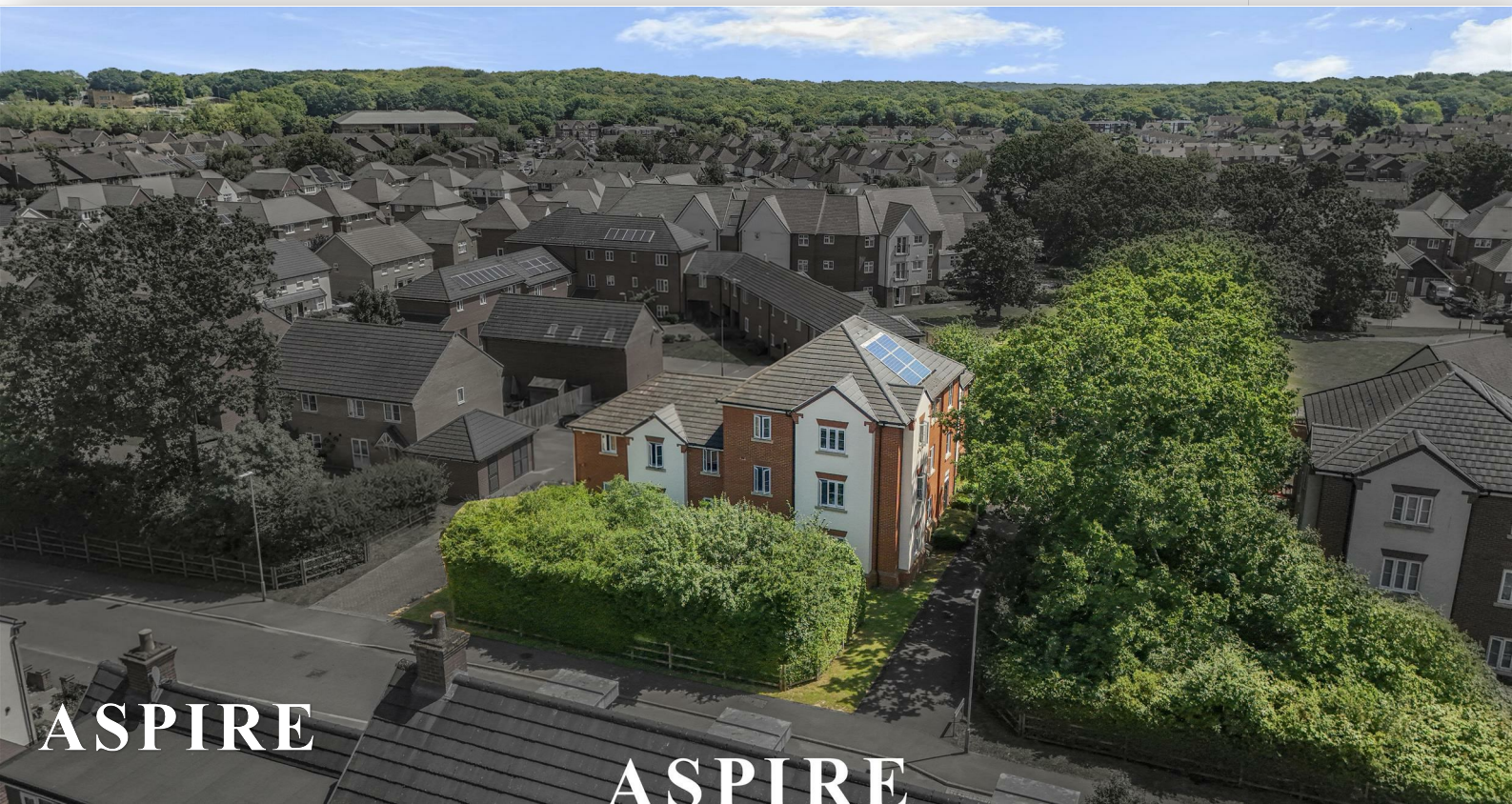


**To arrange a viewing contact us  
today on 01268 777400**



## **Robins Path, Benfleet Asking price £260,000**

Modern two bedroom flat, offered to the market with no onward chain and the added benefit of allocated parking.

The property is well presented throughout and offers bright, comfortable accommodation, making it an ideal purchase for first time buyers, downsizers or investors alike.

Inside, the flat features a spacious living area, a modern fitted kitchen with modern appliances, two well proportioned bedrooms and a stylish bathroom, storage cupboards and loft space. The layout is practical and easy to maintain, while still offering excellent space for everyday living.

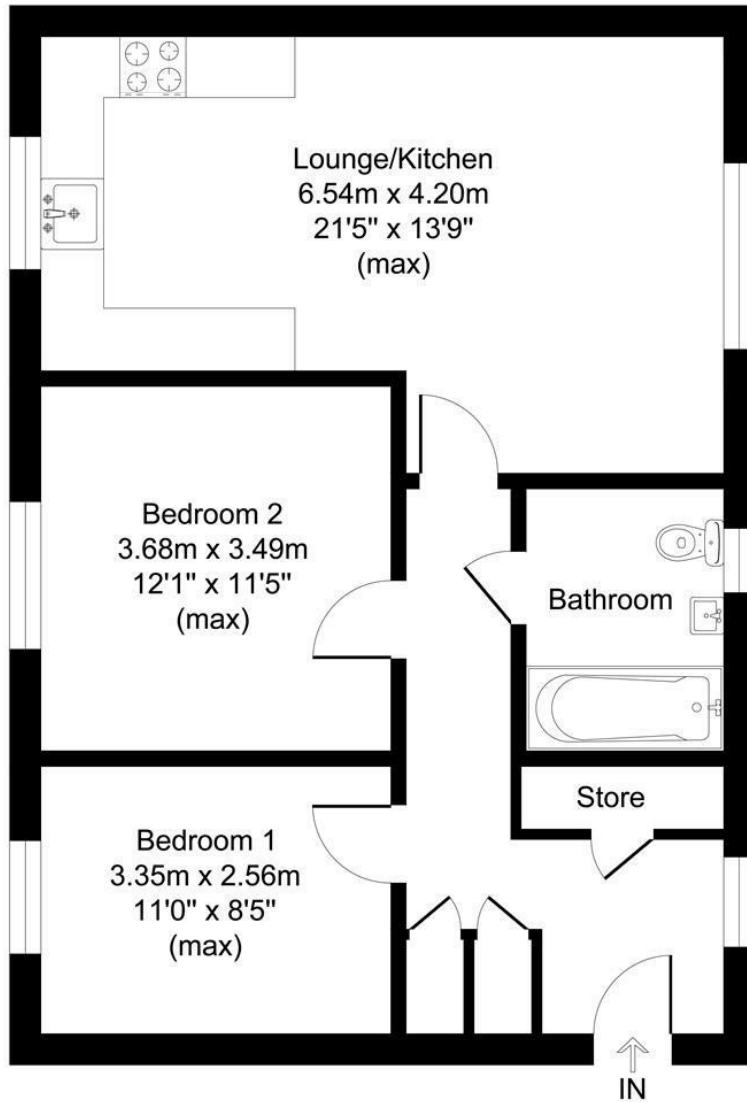
Externally, the property benefits from parking, adding convenience and practicality.

With its modern finish, chain free position and parking, this is a fantastic opportunity not to be missed.



# Robins Path

Approximate Gross Internal Floor Area = 62.5 sq m / 673 sq ft



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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.