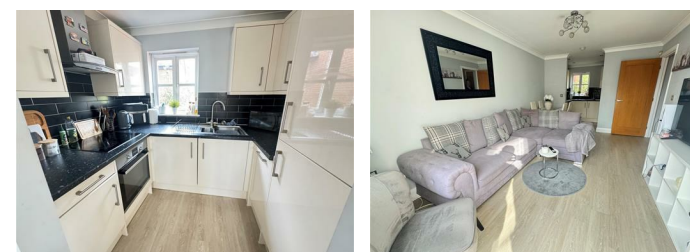
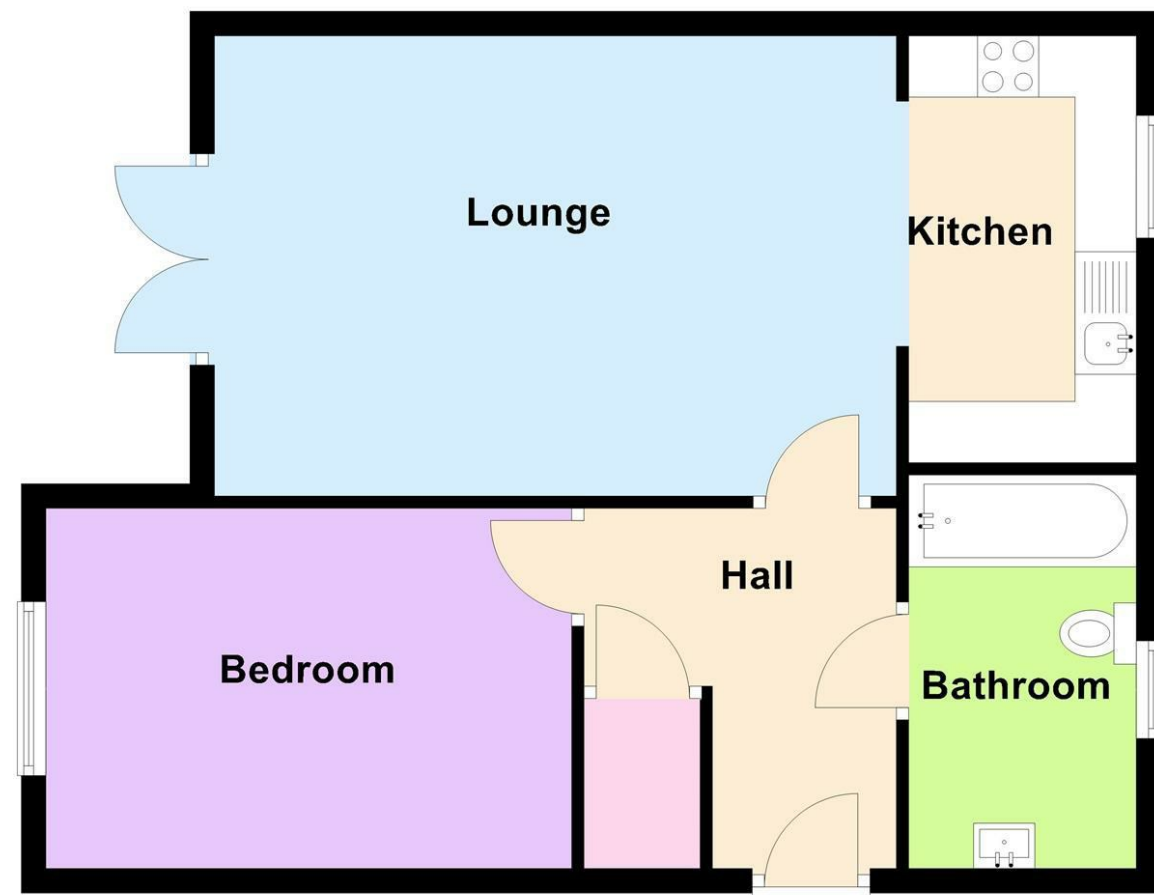
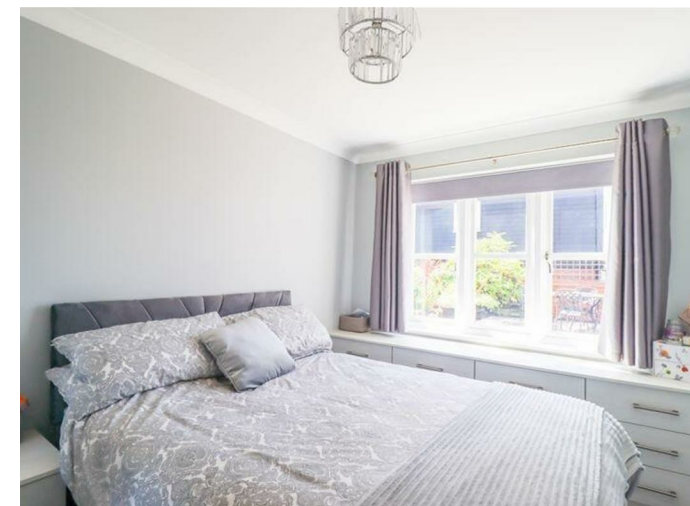


Ground Floor



1 Holymans Wharf High Street Benfleet, SS7 1PP £230,000

- Minutes Walk To Station & Shops
- Ground Floor With Direct Access To Garden
- 1 Bedroom Purpose Built Appartment
- 18' Lounge,
- Modern Kitchen & Bathroom
- Entryphone System
- Private Basement Parking
- Communal Gardens
- Well Maintained Throughout
- No Onward Chain

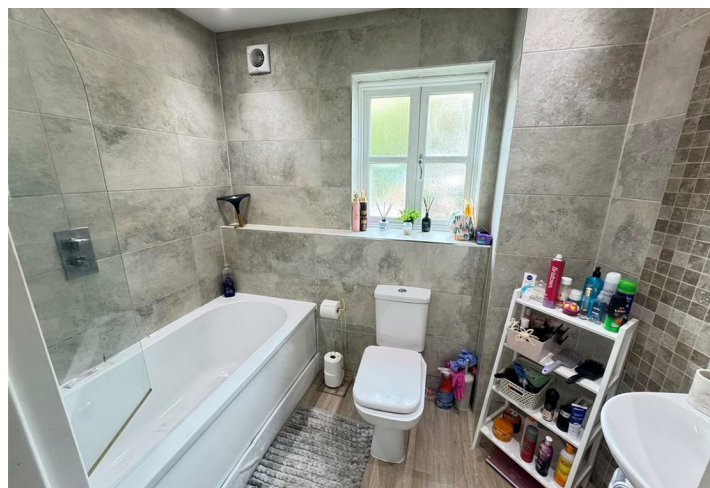
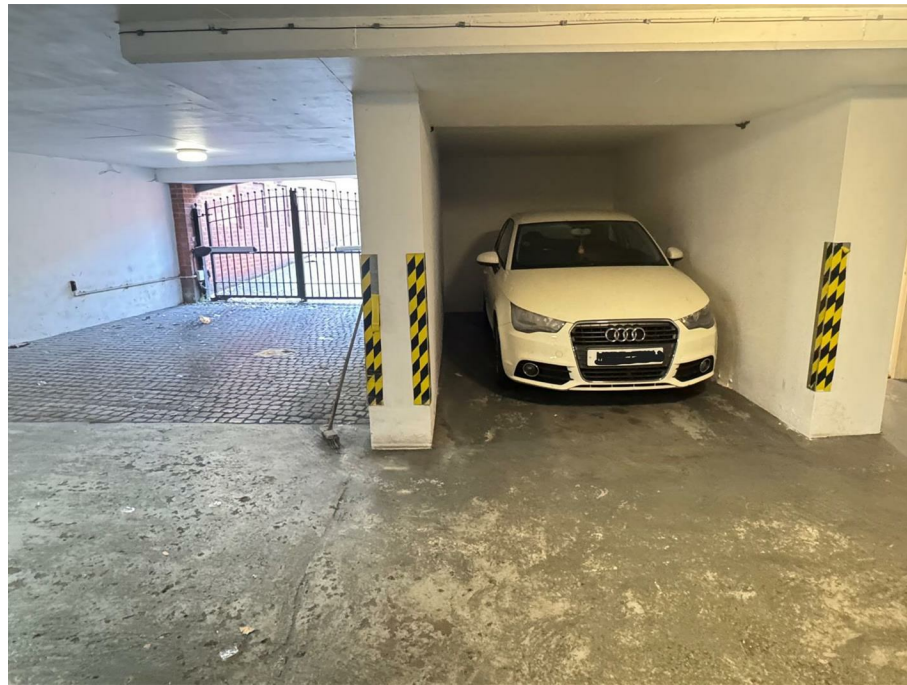


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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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		71	79
EU Directive 2002/91/EC			

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



St George Homes are delighted to present this immaculate ground floor one-bedroom apartment, featuring direct access to beautifully landscaped communal gardens. The property offers well-proportioned accommodation including a welcoming reception hall, a spacious 18' lounge, a modern fitted kitchen, a generous double bedroom and a contemporary bathroom, with the added benefits of secure gated undercover parking and attractive communal grounds.

Ideally located just a few minutes' walk from Benfleet station, as well as a range of shops, restaurants and pubs, this home perfectly combines comfort, convenience and style.

ACCOMMODATION

Communal entry door with Entryphone system, stairs to basement parking door to

RECEPTION HALL

Laminate flooring, boiler cupboard, entry phone system, electric heater, coving, power points,

LOUNGE 18'3 x 12'1 (5.56m x 3.68m)

Double glazed French doors to rear patio & communal gardens, laminate flooring, coving, electric radiator, power & Tv points, open way to

KITCHEN 9'1 x 7'6 (2.77m x 2.29m)

Double glazed window to front, fitted with a modern range of contemporary eye level & base level units with contrasting rolled edge worktops incorporating, stainless steel sink drainer with mixer taps, ceramic hob with extractor hood & oven below, splash back tiling, integrated fridge freezer, washing machine & dish washer, laminate flooring, coving spot lighting,

BEDROOM 1 14' x 10'3 (4.27m x 3.12m)

Double glazed window to rear, fitted wardrobes with matching drawer units, coving, electric radiator, power & Tv points,

BATHROOM

Double glazed window to front, white suite comprising panelled bath with shower over & fitted glazed screen, low level wc, pedestal wash hand basin, fully tiled walls, extractor fan, spot lighting, wall mounted heater,

OUTSIDE

COMMUNAL GARDENS

To the rear of the apartment complex is a delightful landscaped garden with seating area's evergreen planters and lighting

BASEMENT PARKING

Approached by a private and gated drive leads to abasement & undercover parking area with an allocated space,