



* £260,000- £280,000 * Positioned in the charming St. Benets Road of Southend-on-Sea, this new build apartment is a truly amazing property waiting to be discovered. Boasting a modern design, this property features two generous bedrooms, perfect for a small family or those seeking a spare room for guests. As you step inside, you'll be greeted by a spacious hallway that seamlessly flows into an impressive kitchen lounge diner. The integrated appliances make this space not only stylish but also highly functional for your everyday needs. One of the highlights of this apartment is the beautifully tiled bathroom suite, complete with inset shelving and storage for all your essentials. Imagine unwinding in a luxurious bath after a long day's work in this serene setting. For those environmentally conscious individuals, the allocated parking to the rear comes with an electric car charging point, making it convenient and eco-friendly for your daily commute. Additionally, the sunny South West facing rooms offer picturesque views down a tree-lined road, adding a touch of tranquillity to your living space. Located within touching distance to Prittlewell Station and Priory Park, don't miss the opportunity to make this next generation apartment your new home. With its modern amenities, convenient location, and charming features, this property is sure to capture your heart.

- Ground floor flat with own entrance door
- Extremely energy efficient, low maintenance building
- Large kitchen lounge diner with integral appliances
- Stunning fully tiled bathroom with inset shelving and storage cupboard
- New Build Warranty
- Two double bedrooms
- Spacious two double bedrooms
- Direct rear access to allocated parking bay
- Car park to rear with electric car charging point
- Doorstep to Prittlewell Station and a short walk to Priory Park and Jones Memorial Grounds

St. Benets Road

Southend-On-Sea

£260,000

Price Guide



St. Benets Road



Frontage

Block paved path and plant beds leading to:

Hallway

24'0" x 5'1" > 2'11"

New composite entrance door to the front, smooth ceiling with two pendant lights, smoke detector, laminate flooring, wall hung radiator, large airing cupboard with a wall mounted boiler and the fuse board.

Bedroom One

13'5" into the bay x 11'3"

Double glazed bay windows to the front, smooth ceiling with a pendant light, wall hung radiator, carpet.

Three Piece Bathroom

8'6" x 6'1"

Smooth ceiling with inset spotlights, extractor fan, P-shaped bath with a rainfall head and a shower attachment, vanity unit wash basin, low-level w/c, wall hung chrome heated towel rail, matt tiled floor, gloss tiled walls.

Bedroom Two

10'9" x 8'5"

Smooth ceiling with a pendant light, double glazed windows to side aspect, wall hung radiator, carpet.

'L' shaped Lounge Kitchen

21'5" > 10'0" x 14'7" > 8'7"

Smooth ceiling with inset spotlights and a pendant light, kitchen comprising of; wall and base level units with a floor to ceiling integrated fridge freezer, square edge laminate worktops, Bosch oven and grill with a Bosch four ring induction hob with an extractor fan

above, sink and drainer with a chrome mixer tap, integrated Bosch microwave, integrated Bosch dishwasher, integrated Bosch washer dryer, laminate flooring, wall hung radiator, double glazed windows to the rear overlooking the car park, UPVC double glazed door to the rear leading out to the car park.

Exterior

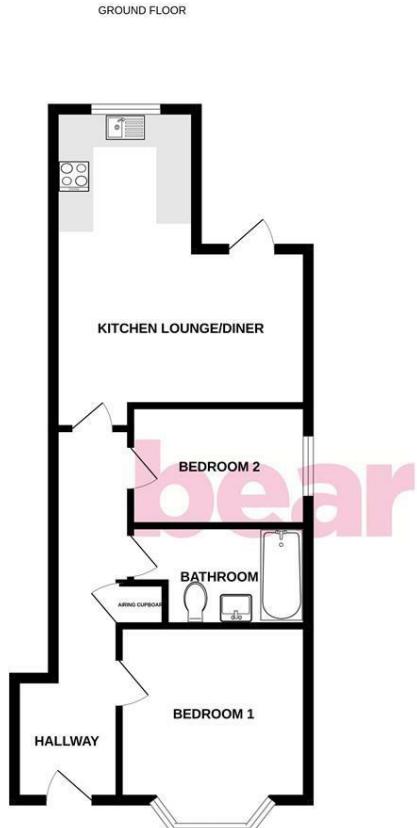
Access to car park down the side of the building leading to paved allocated parking space with electric car charger point.

Agents Notes:

Council tax band: C



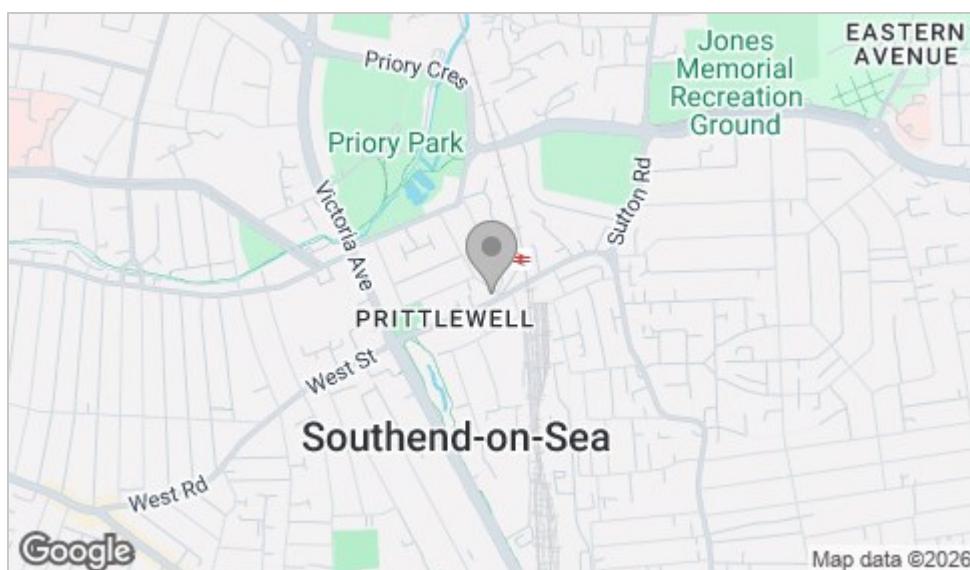
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



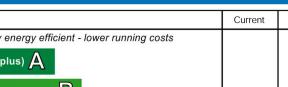
Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.





A horizontal scale for energy efficiency ratings, ranging from 'Very energy efficient - lower running costs' (A) on the left to 'Not energy efficient - higher running costs' (G) on the right. The scale is divided into six main segments, each with a color-coded background and a numerical range in parentheses:

- A** (92 plus): Very energy efficient - lower running costs
- B** (81-91):
- C** (69-80):
- D** (55-68):
- E** (39-54):
- F** (21-38):
- G** (1-20): 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 2002/04/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>